

1 SP-006-990(A)

RESOLUTION NO. 19759

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, AMENDING THE SYCAMORE HIGHLANDS SPECIFIC PLAN
4 BY EXPANDING THE BOUNDARIES TO INCLUDE THE RACEWAY FORD
5 SITE AND ADDING REGULATIONS FOR SIGNING (EXCEPT FREE-WAY
6 ORIENTED SIGNS) FOR A VEHICLE DEALERSHIP LOCATED AT 5900
7 SYCAMORE CANYON BOULEVARD.

8 WHEREAS, the Sycamore Highlands Specific Plan ("Specific Plan") was adopted on
9 November 13, 1990, by Resolution No. 17625; and

10 WHEREAS, the proposed amendment expands the Specific Plan boundaries in a logical
11 manner to include the Raceway Ford site and does not affect development of the rest of the Specific
12 Plan; and

13 WHEREAS, the proposed signing and special event criteria for the Raceway Ford site
14 establishes realistic and implementable standards for this unique use that are comparable to similar uses
15 permitted within the Riverside Auto Center Specific Plan; and

16 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for
17 and held a public hearing on April 6, 2000, to consider a proposed amendment to the Sycamore
18 Highlands Specific Plan (Case SP-006-990(A)) and thereupon recommended to the City Council that
19 the amendment proposed by Case SP-006-990(A) would not have a significant effect on the
20 environment and that the amendment be approved; and

21 WHEREAS, the City Council of the City of Riverside, California advertised for and held at
22 a public hearing on May 2, 2000, to consider Case SP-006-990(A).

23 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
24 California, that the City Council finds as follows:

25 1. Incorporating the findings set forth above and in the documents and reports for Case
26 SP-006-990(A), it is in the public interest to amend the Sycamore Highlands Specific Plan to expand
27 the Specific Plan boundaries to include the Raceway Ford site and add regulations for signing (except
free-way oriented signs) for a vehicle dealership located at 5900 Sycamore Canyon Boulevard.

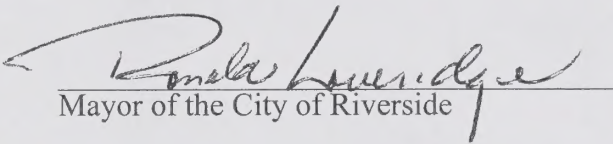
2. The amendment of the Sycamore Highlands Specific Plan will not have a significant

1 affect on the environment.

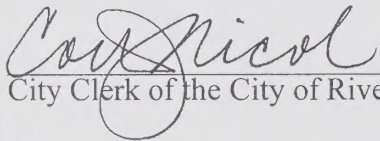
2 BE IT FURTHER RESOLVED that the Sycamore Highlands Specific Plan is hereby
3 amended in its entirety to read as set forth in Exhibit A, which is attached hereto and by this reference
4 incorporated herein into the Sycamore Highlands Specific Plan.

5 BE IT FURTHER RESOLVED that the amendments adopted by this resolution shall be
6 noted on the appropriate specific plan and general plan maps previously adopted by the City Council
7 as applicable.

8 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this
9 5th day of September, 2000.

10 
11 Mayor of the City of Riverside

12 Attest:

13 
14 City Clerk of the City of Riverside
15

16 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
17 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
18 of said City at its meeting held on the 5th day of September, 2000, by the
19 following vote, to wit:

20 Ayes: Councilmembers Beaty, Moore, Defenbaugh, Kane and Pearson.

21
22 Noes: None.

23 Absent: Councilmember Thompson.

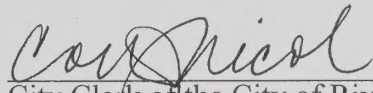
24 Disqualified: Councilmember Adkison.

25 ///

26 ///

27 ///

1 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
2 City of Riverside, California, this 5th day of September, 2000.

3 
4 City Clerk of the City of Riverside

5 [JLD/00086401.JD]
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Sycamore Highlands Specific Plan

(Formerly Lusk Highlander Specific Plan)

ORIGINALLY ADOPTED ON 13 NOVEMBER 1990
RESOLUTION NO. 17625

*Edited to include all Specific Plan Amendments as of 1/99
by the City of Riverside Planning Department*

SPECIFIC PLAN AMENDMENTS

Case	Adoption Date	Resolution No.
SP-004-856	13 November 1990	No.17626
SP-002-878	13 November 1990	No.17627
SP-007-912	Case Withdrawn	
SP-001-934	10 December 1996	No.19019
SP-001-967	21 October 1997	No.19186
SP-002-989	26 January 1999	No.19427
SP-006-990	05 September 2000	No.19759



Exhibit A

Sycamore Highlands Specific Plan

(Formerly Lusk Highlander Specific Plan)

ORIGINALLY ADOPTED ON 13 NOVEMBER 1990
RESOLUTION NO. 17625

*Edited to include all Specific Plan Amendments as of 1/99
by the City of Riverside Planning Department*

SPECIFIC PLAN AMENDMENTS

Case	Adoption Date	Resolution No.
SP-004-856	13 November 1990	No.17626
SP-002-878	13 November 1990	No.17627
SP-007-912	Case Withdrawn	
SP-001-934	10 December 1996	No.19019
SP-001-967	21 October 1997	No.19186
SP-002-989	26 January 1999	No.19427
SP-006-990	05 September 2000	No.



Table of Contents

I.	INTRODUCTION	I - 1
A.	SITE LOCATION	I - 1
B.	PURPOSE AND INTENT OF THE SPECIFIC PLAN	I - 3
C.	RELATIONSHIP OF THE PROJECT TO SYCAMORE CANYON SPECIFIC PLAN	I - 5
D.	SUPPORTING DOCUMENTS/SUBSEQUENT PROCESSING	I - 7
II.	SITE DESCRIPTION	II - 1
III.	SPECIFIC DEVELOPMENT PLAN	III - 1
A.	LAND USE AND DENSITY	III - 1
B.	PROJECT DESIGN	III - 5
C.	HOUSING PROGRAM	III - 6
D.	CIRCULATION	III - 7
E.	OPEN SPACE AND RECREATION PLAN	III - 12
F.	LANDSCAPING AND OPEN SPACE MAINTENANCE PROGRAM	III - 15
G.	INFRASTRUCTURE	III - 18
H.	PHASING	III - 22
IV.	DEVELOPMENT STANDARDS	IV - 1
A.	RESIDENTIAL DEVELOPMENT STANDARDS	IV - 1
B.	COMMERCIAL DEVELOPMENT STANDARDS	IV - 11
C.	OPEN SPACE DEVELOPMENT STANDARDS	IV - 16

List of Figures

Figure I — 1:	<i>Site Location Map</i>	I - 2
Figure I — 2:	<i>Project Relationship to Sycamore Canyon Specific Plan</i>	I - 6
Figure I — 3:	<i>Implementation Plan</i>	I - 8
Figure III — 1:	<i>Specific Land Use Plan</i>	III - 2
Figure III — 2:	<i>Master Circulation Plan</i>	III - 9
Figure III — 3:	<i>Roadway Cross Sections (Part 1)</i>	III - 10
Figure III — 4:	<i>Roadway Cross Sections (Part 2)</i>	III - 11
Figure III — 5:	<i>Open Space/Recreation Plan</i>	III - 14
Figure III — 6:	<i>Landscape Maintenance Responsibility</i>	III - 17
Figure III — 7:	<i>Master Sewer Plan</i>	III - 19
Figure III — 8:	<i>Master Water Plan</i>	III - 20
Figure III — 9:	<i>Master Drainage Plan</i>	III - 21
Figure III — 10:	<i>Phasing Plan</i>	III - 23
Figure IV — 1:	<i>University City Edge Condition Standards</i>	IV - 10

List of Tables

Table I — 1:	<i>Variance Matrix</i>	I - 9
Table III — 1:	<i>Project Summary</i>	III - 3
Table III — 2:	<i>Phasing Summary</i>	III - 24
Table IV — 1:	<i>Recommended Plants for Landscape Treatment Areas</i>	IV - 5
Table IV — 2:	<i>Specific Plan Case History</i>	IV - 17

I. INTRODUCTION

A. SITE LOCATION

Sycamore Highlands is comprised of approximately 423 acres of land. Regionally, the site is situated approximately 50 miles east of Los Angeles, 25 miles northeast of Orange County and 10 miles south of San Bernardino, in the northern portion of Riverside County, California. (See Figure I-1, Site Location Map.)

Situated immediately west of State Highway 60/Interstate 215, this property lies in an irregular configuration which widens to the west and narrows to the east. The southerly 351± acre portion of the site is part of the approved Sycamore Canyon Specific Plan Area, which covers an additional 1060± acres west and south of Sycamore Highlands.

Immediately north of the project site lies the unincorporated residential community of University City and further northeast is the University of California, Riverside. Approximately two and one half to three miles south and southeasterly lies March Air Force Base.

Primary access is possible via Fair Isle Drive utilizing the Sycamore Canyon Boulevard/Fair Isle Drive Exit from Highway 60. Future secondary access will be provided via Lochmoor Drive from Central Avenue to the north of the site. Additional local access is provided to the northern property boundary from University City by Stanford, College, Cornell, Tulane, Princeton, and Lehigh Avenues.

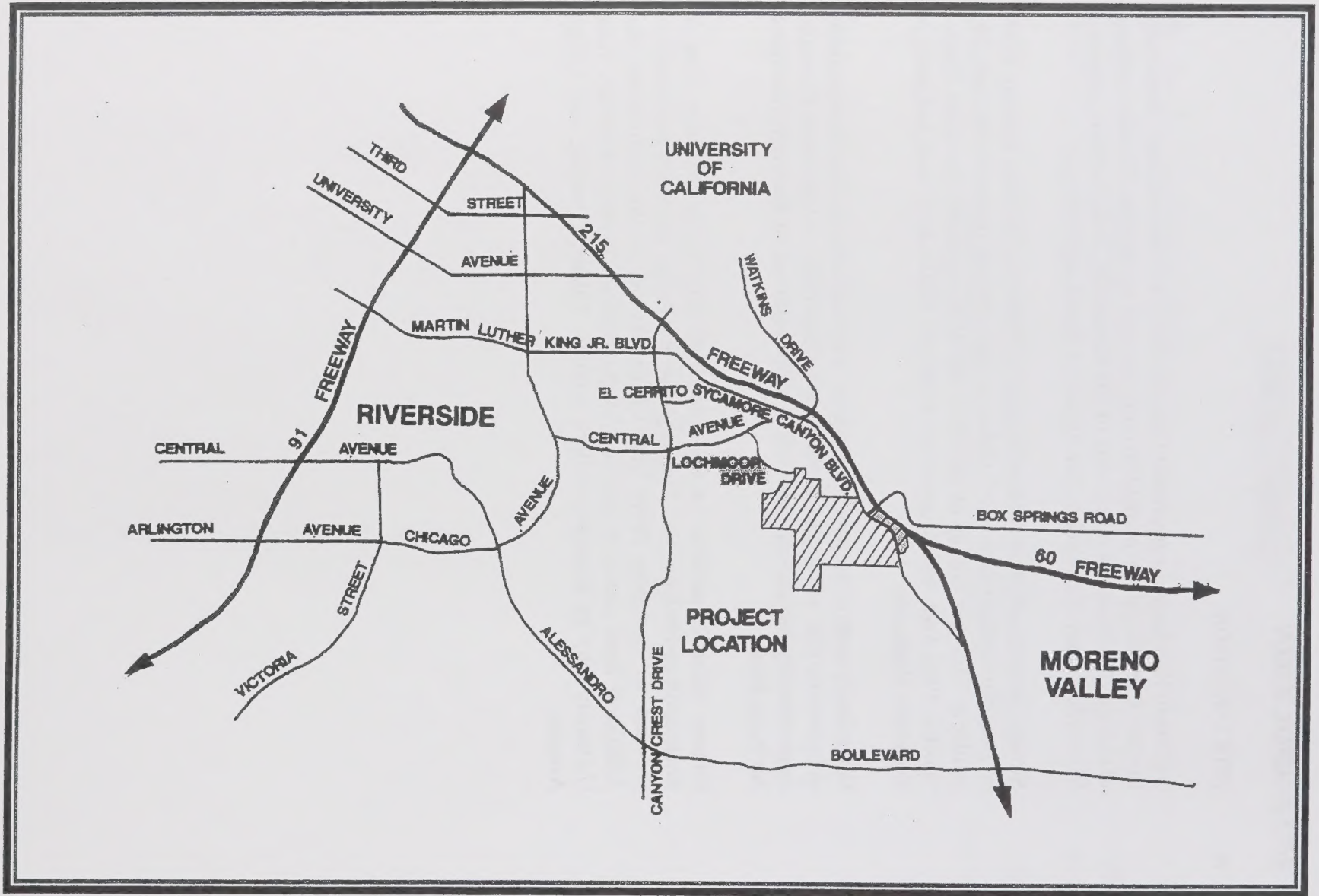


Figure I — 1: Site Location Map

B. PURPOSE AND INTENT OF THE SPECIFIC PLAN

This specific plan was prepared in order that development of the parent 411± acre Sycamore Highlands property might be accomplished in an orderly and coordinated manner. This parcel was originally a part of the larger 637± acre Sungold Ranch. Subsequently, the former Lusk Company and the Highlander Water Associates entered into an agreement covering 411± acres of that property. During the same time frame, the City began studying the Sycamore Canyon area with the intent of preserving the canyon in an open space to protect valuable plant and wildlife habitats and to allow public active and passive recreation opportunities wherever compatible.

In order to achieve the above-mentioned open space and recreation goals, and to provide property owners within and adjacent to Sycamore Canyon an opportunity to develop or to receive an equitable share of development permitted to occur in the area, the City prepared the Sycamore Canyon Specific Plan. A large portion of Sycamore Highlands, (351± acres) falls within the Sycamore Canyon Specific Plan boundary. The remaining 60± acres of Sycamore Highlands, located adjacent to the City boundary in Riverside County known as LAFCO No.86-14-5 was annexed to the City of Riverside on July 8, 1986 by Resolution No. 16168. Since the 60± acre annexation area was not addressed in the Sycamore Canyon Specific Plan, the Sycamore Highlands Specific Plan covers the entire 411± acre property.

The main objectives of the Sycamore Highlands Specific Plan are:

1. Development of the 351± acre portion of the site in a manner consistent with the land use plan and development standards of the City's adopted Sycamore Canyon Specific Plan.
2. Development of the 60± acre annexation parcel in a manner consistent with the goals and objectives of the Sycamore Canyon Specific Plan.
3. Determination of the land uses, circulation and infrastructure on the 60± acre annexation parcel that are consistent and integrated with the uses already approved for the 351± acre portion of Sycamore Highlands.
4. Development of the 60± acre annexation parcel in a manner which is harmonious with adjacent residential development to the north in University City.
5. Expansion of public facilities and services and a circulation system in a logical phased program to serve the development proposed for Sycamore Highlands.

6. Consideration of landform and other natural constraints during project design to retain as many of the land's natural and physical attributes as possible. Preservation of the western portion of the project site as a part of proposed Sycamore Canyon Park will be incorporated into the design of the project.
7. Preservation of those areas of the project site that are high in scenic quality and biological significance as permanent natural open space through the clustering of development. This will allow the western portion of Sycamore Highlands to be retained as open space to be visually enjoyed by the future inhabitants of this development and the community, as well as being a continued wildlife habitat area contributing to the preservation of valued biological resources.
8. Inclusion of sensitive and congruous community design principles to assure compatibility between project land uses and surrounding land uses. Close coordination with local community groups and adjacent landowners as well as conformance with the Sycamore Canyon Specific Plan will be accomplished as a part of development plans to assure land use compatibility.
9. Provision for a variety of housing types ranging from single-family estate lots to apartments offering the opportunity for choice in housing type and locality. This will expand the appeal of the development to a wider range of incomes.
10. Utilization of sound structural design practices and an economically feasible approach to the conservation of energy, water and other natural resources in the construction and use of homes.

Over the years a number of amendments have been made to the specific plan. The first amendment, SP-004-856 was adopted in November of 1990 and it revised the types of single family residences that were to be provided, and changed the provisions of the school facility. Also in November of 1990, another amendment, SP-002-878, was adopted which relocated the water reservoir and booster station and changed the land use designations of the properties to accommodate the move. In December of 1996 a third amendment, SP-001-934, was adopted which reflected the new realignment of Box Springs Boulevard now called Sycamore Canyon Boulevard and adjusted the Specific Plan Boundaries to accommodate the realignment. As well, the land use designation at the southeasterly corner of Sycamore Canyon Boulevard and Fair Isle Drive was changed from the Visitor Commercial designation to the Retail Business and Office designation. The amendment SP-001-967 formally renamed the specific plan from Lusk Highlander to Sycamore Highlands; deleted the planned, approximately 17-acre neighborhood school/park site in the estate residential area; added an approximately 11-acre neighborhood park site in the estate residential area; modified the boundaries of Sycamore Canyon Park; and increased the number of permitted residential units in the estate residential area from 48 to 61. The amendment SP-002-989 redesignated

the property at the southwest corner of Fair Isle Drive and Sycamore Canyon Boulevard. The commercial site decreased in size from approximately 17.4 acres to 7.5 acres and the multi-family residential site increased in size from 24.5 acres to 29 acres with a public street separating the two sites. The multi-family residential site was approved for a total of 528 units on 29 acres. The Specific Plan originally identified this area as a 41.9 acre site; however recent surveys of the property reveal that the site is only 38 acres in size. The last amendment to this specific plan, to-date, is SP-006-990 which added the 11.7 acre Raceway Ford site to the Sycamore Highlands Specific Plan to facilitate expansion of the dealership and the establishment of special signing and event standards.

C. RELATIONSHIP OF THE PROJECT TO SYCAMORE CANYON SPECIFIC PLAN

A majority of the Sycamore Highlands site (351± acres) falls within the larger Sycamore Canyon Specific Plan area which covers a total of approximately 1400 acres (See Figure I-2, Project Relationship to Sycamore Canyon Specific Plan). As explained in Section B (Purpose and Intent of the Specific Plan) above, the Sycamore Highlands Specific Plan is completely consistent with Sycamore Canyon Specific Plan. The land uses and circulation systems proposed by Sycamore Highlands are virtually the same as those proposed by the Sycamore Canyon Specific Plan. Moreover, due to more complete and detailed analysis and design for Sycamore Highlands, additional acres of open space will be included within Sycamore Canyon Park, resulting in a larger park than originally contemplated by the Sycamore Canyon Specific Plan.

The additional annexed 60± acre parcel is planned as a part of Sycamore Highlands. This 60± acre annexation parcel was always considered and planned in conjunction with early planning studies for Sycamore Highlands and Sycamore Canyon Specific Plan. As with the 351± acre portion, the annexation parcel has been planned utilizing the approach, goals, and objectives of the Sycamore Canyon Specific Plan. Additional areas of open space have been identified by detailed planning studies as appropriate for inclusion in the Sycamore Canyon Park. Acreages and details of the open space proposals are contained in Section III.E. (Open Space and Recreation Programs), of this Specific Plan.

It is important to note that the development standards of the Sycamore Canyon Specific Plan have been followed in the preparation of the Sycamore Highlands Specific Plan. However, due to the detailed nature of this Specific Plan, more definitive development standards are contained herein as Section IV (Development Standards). These standards are of sufficient detail that the Specific Plan together with a Development Agreement have become the governing authority for subsequent approvals within Sycamore Highlands. Where appropriate, the Specific Plan refers to the City's Zoning Code for development standards. Where special standards apply, PRDs (Planned Residential Developments) are used in conjunction with the zoning.

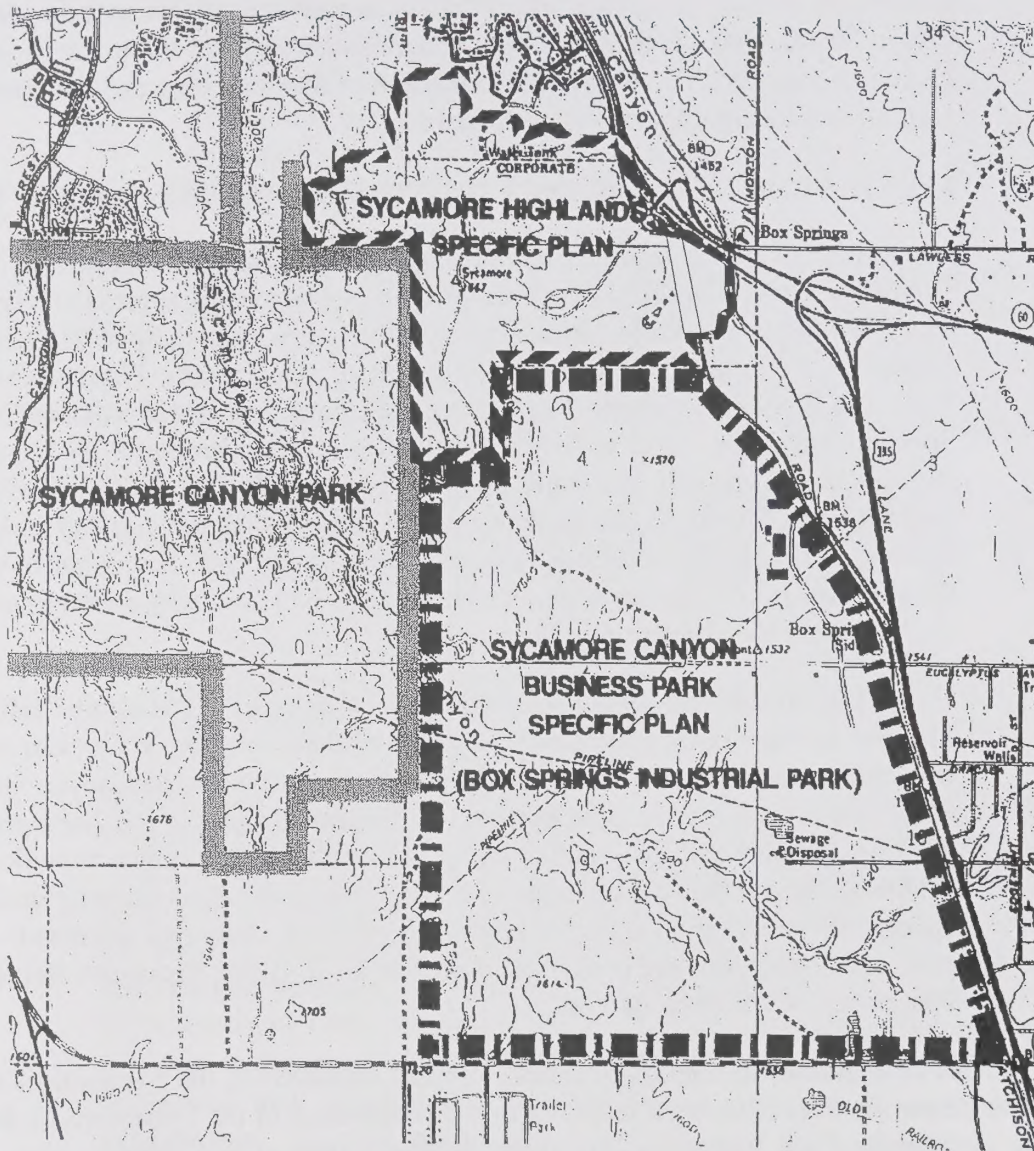


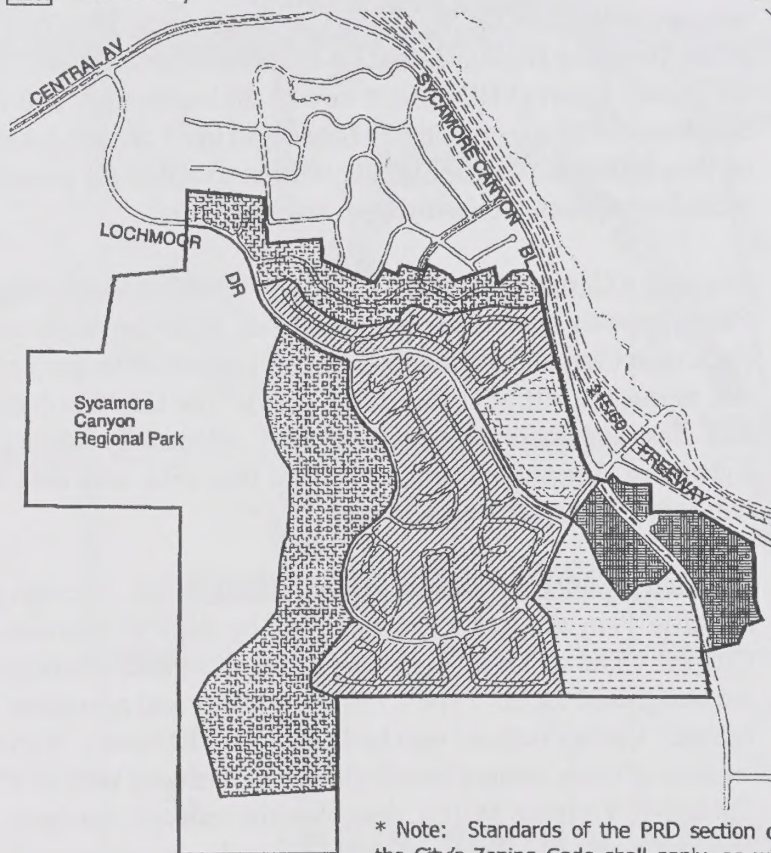
Figure I — 2: *Project Relationship to Sycamore Canyon Specific Plan*

D. SUPPORTING DOCUMENTS/ SUBSEQUENT PROCESSING

In conjunction with the Specific Plan, the following documents are relevant to the planning of Sycamore Highlands. Many of these other documents were processed concurrently and provide much of the detailed information utilized as a basis for the Specific Plan. Figure I-3, Implementation Plan, shows the proposed zones as well as the proposed method of implementation (PRD or Tract Map) for the various areas of the property.

1. **Annexation #56** - The former Lusk Company received approval of an annexation of 60± acres of land located immediately south of the existing unincorporated Riverside County area known as University City. This area was not included in the Sycamore Canyon Specific Plan/EIR but is included in the Sycamore Highlands and for Sycamore Canyon Park. An environmental impact report (EIR), which covers the annexation and future proposed development of annexation #56 (described in #1 above), was certified as part of this approval. This EIR was written to cover all phases of the project including planning, construction, and operation.
2. **Sycamore Canyon Specific Plan/EIR** - The Sycamore Highlands Specific Plan proposes uses that are consistent with the uses contained in the Sycamore Canyon Specific Plan for 351± acres of the project site (the entire site minus the 60± acre annexation #56). The City has determined that the EIR for Sycamore Canyon therefore adequately covers the proposed Sycamore Highlands Specific Plan for this 351± acre area and that further environmental study is not required.
3. **Planned Residential Development (PRD) Areas** - Certain portions of this Specific Plan are being implemented by the PRD process as defined in Chapter 19.65 of Title 19, Zoning of the Riverside Municipal Code. PRDs are being used for the Type 2 - Single Family and apartment portions of the project. Certain reduced standards apply to PRD areas. Variance requests in support of these reduced standards will be included with all PRD submittals. Table I-1, Variance Matrix, describes the reduced standards, the applicable product types, and the justification for each.
4. **Tentative Tract Maps** - Where the plan proposes development that will conform to the normal standards of the existing zoning ordinance, PRDs will not be required, and Tentative Tract Maps will be filed. Included as lots on these maps will be the neighborhood park site and the 7.6 acres proposed to be included in Sycamore Canyon Park. The appropriate City zones will be requested for these areas when Tract Maps are submitted. Development will conform to the standards of these zones.

-  Tentative Map
-  Planned Residential Development (PRD)*
-  Commercial
-  Multi-Family



* Note: Standards of the PRD section of the City's Zoning Code shall apply, as will the Development Standards of this Specific Plan. Where conflicts between the two occur, the standards of this Specific Plan shall apply.

Figure I — 3: *Implementation Plan*

Variance Matrix									
Product Type	Lot Area	Lot Width	Lot Depth	Front Setback	Side Setback	Rear Setback	Common Open Space	Building Separation	R.V. Storage
Type 2 - Single Family	A 1,5,7	B 2,5,7	C 3,7	D 4,7	E 5,7	F 6,7	G 7	H 5	I 8
Multi-Family	▲	▲	▲	▲	▲	▲	▲	▲	I 8

- ▲ Compliance with Planned Residential Development (PRD) standards and underlying zoning requirements
Letter indicates description of the departure from the requirements. Number indicates the justification.

Departures From Requirements

- A. Minimum 7,000 required, minimum 4,000 provided
- B. Minimum 60 feet required, minimum 40 feet provided
- C. Minimum 100 feet required, minimum 90 feet provided
- D. Minimum 20 feet required from property line, minimum 10 feet provided from property line (20 feet from sidewalk)
- E. Minimum 7 ½ feet/10 feet required, minimum 5 feet/5 feet provided (10 foot building separation)
- F. Minimum 25 feet required, minimum 15 feet provided (20 feet typical)
- G. Minimum 250 square feet/bedroom required, none provided as per Common Open Space definition
- H. Minimum 12 ½ feet required (50% of combined building height), minimum 10 feet provided
- I. Minimum 1 R.V. space/10 units required, no R.V. spaces provided

Justification

Densities achieved result from a transfer of units from the 133± acre Sycamore Canyon dedication. PRD filings do not request additional bonus densities as allowed by Sycamore Canyon Specific Plan but rather a reduction in certain minimum standards. Sycamore Canyon Park dedication will be provided prior to first phase construction.

1. The smaller lot still has amenities of normal sized lots but at a smaller scale:
 - Still has front, side, rear yards
 - Street scene still looks like regular subdivision
 - Added benefit of developer installed landscaped front yards to unify project
2. The narrower lot still retains amenities of the wider lots, including:
 - Useable side yards
 - Useable rear yards
 - Two car garage in front with sufficient width for regular parking apron, entry, and front yard landscaping
3. When lot depths measured from back of sidewalk instead of R.O.W. line, the effective depth of lot is 100 feet (as required).
4. When setback is measured from back of sidewalk instead of R.O.W. line, the effective setback is 20 feet (as required).
5. The minimum 10 foot building separations provided are adequate to meet all building and fire codes. The 5 foot exclusive use easement from the adjacent lot results in one 10 foot side yard for each unit that provides more completely useable side yard are than one 7 ½ foot side yard.
6. This 15 foot minimum shown is "worst-case". Most have the 20 foot typical with many lots ranging to 30 to 40 feet and more.
7. Reduced "common open space" within PRD area but excessive "private open space" is provided minimum 250 s.f. required. Minimum 600 s.f. provided.
 - Front yards, while not calculated as "common open space", would be similar in use (and visually).
 - Access is provided to developer provided park and Sycamore Canyon Regional Park via meandering sidewalks and bike trails all of which are common open space, but are not included in calculations.
8. Every home has 2 car garage which can be used for storage of smaller R.V.'s such as boats, motorcycles, off road vehicles, etc. Due to sloping terrain of the site, it is difficult to provide R.V. parking area onsite that does not detract visually from the quality of the project.

Table I — 1: *Variance Matrix*

5. **Commercial Parcel** - Commercial sites are designated on the Specific Plan. Per the Sycamore Canyon Specific Plan, these sites will eventually be implemented utilizing the C-2 and C-3 zones as defined and contained in Title 19, Zoning, of the Riverside Municipal Code. Designated for later phases of the Sycamore Highlands project, separate submittals of detailed development plans for the commercial sites will be made at a future date.
6. **Development Agreement** - As a further means of defining development and servicing responsibilities of the Wells Fargo Bank and the City of Riverside, and pursuant to the purpose and intent of the Sycamore Canyon Specific Plan, a development agreement DA-001-856 was adopted on June 23, 1987 by the City Council, which, together with the Specific Plan, PRDs, and Tract Map approvals, will govern development of Sycamore Highlands.

II. SITE DESCRIPTION

Topographically, the site can be characterized in its eastern portion by gently rolling hills cut intermittently by small drainage course running east to northwest. A north-south ridgeline roughly bisects the site. West of this ridgeline, the site is much steeper and the drainage courses become canyons which widen and deepen as they run to the west/northwest. Elevations on site range from 1660 at the high points of the ridgeline to 1320 in the northwestern corner. Slopes on the eastern half of the site are mostly less than 10%, while slopes in the western portion often exceed 30% especially in steeper canyon areas. The eastern site area drains toward Sycamore Canyon Boulevard and Highway 60 to ultimately reach Bõx Springs Canyon. The western area drains mainly into Sycamore Canyon.

Soils on site, typical of the project area, are granitic in origin and nature. Topsoils are thin and cover a granitic bedrock which is weathered to varying degrees. Soils are rippable to a depth of about 30 feet although blasting may be required in some areas. Otherwise, soils on site are suitable for development.

No known faults exist on site, and the nearest active fault, the San Jacinto Fault is located approximately six miles to the northeast. The site therefore falls within normal-high and normal-low risk use categories. No hazards associated with liquefaction, seiches, flooding, landslides, falling rock, settlement, or ground rupture have been identified.

Vegetative cover on the site is typically very open with only sparse cover of shrubs on most areas. The flatter portions of the site have been farmed and/or grazed recently. Due to the disturbed nature of the site, and the lack of unique rock or soil habitats, sensitive plant species neither occur on the project site nor are known to occur in adjacent areas. Regionally, those portions of the site lying west of the north-south ridgeline are tributary to Sycamore Canyon and are therefore part of a regionally significant ecosystem.

Wildlife populations on site are limited due to the sparse vegetative cover. One rare and endangered species, the Stephens Kangaroo Rat, is known to occur west of the ridgeline. Exact locations of habitat and population were identified in detailed survey and trapping programs conducted for Sycamore Canyon Specific Plan and for the annexation of the remaining 60 acres of Sycamore Highlands. The most significant populations will be preserved within the area designated as natural open space to be included within Sycamore Canyon Park. No significant cultural resources are known or expected to occur on site.

The project is potentially impacted by two noise sources - aircraft noise from March Air Force Base and vehicle noise from Highway 60. Sycamore Canyon Specific Plan guidelines for mitigating noise impacts from these sources will be followed.

III. SPECIFIC DEVELOPMENT PLAN

A. LAND USE AND DENSITY

Sycamore Highlands is envisioned as primarily a high quality residential development. Additional uses include commercial sites, a park site and a large open space area to be included in the Sycamore Canyon Park.

The overall grading plan and site layout design not only respond to topographic, geologic, and hydrologic constraints of the site but also respect the visual character of Sycamore Canyon Park by providing a sensitive interface between the developed areas and the park itself while reflecting a somewhat larger park area than originally proposed in the City's Sycamore Canyon Specific Plan.

Figure III-1. Specific Plan of Land Use, shows the relationship of the various land uses and street systems proposed for Sycamore Highlands. Table III-1, Project Summary, provides a breakdown of the project by acres, dwelling units, and density.

1. Residential Land Uses

A range of residential densities and housing opportunities are provided within Sycamore Highlands. Overall, 241.4± acres of the site will be devoted to residential use providing a total of 1560 dwelling units.

Residential product types range from custom single family houses on estate lots to apartments. The intensity of residential development decreases as you move westward away from the freeway and towards Sycamore Canyon Park. The estate lots that border the Park are ½ to 1 acres in size with a 1 acre minimum required on lots that abut Sycamore Canyon. Only a limited area will be graded on each lot to provide access and a building pad.

An exact breakdown of housing types, acres, units, and density is shown in Table III-1, Project Summary. Further discussion of each housing type can be found in Section III.C., Housing. Additional information on residential products including floor plans, elevation, and site plan details are included in the PRD submittals and product summaries that have been and will be submitted for City approval.

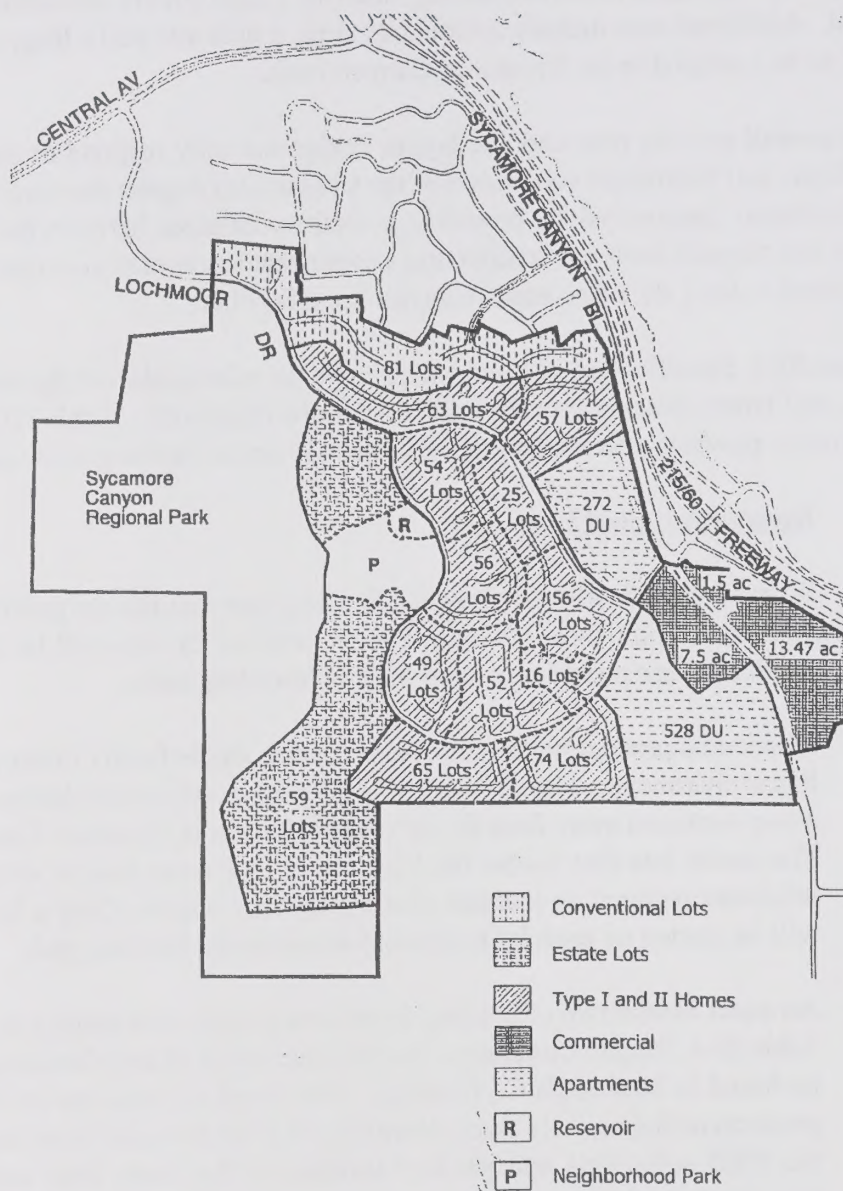


Figure III — 1: *Specific Land Use Plan*

Project Summary

Designation	Use	Acres	Density	Units
EST	Estate Lots	57.5	½ - 1 ½ DU/AC	61
T1	Type 1 Single Family Lots	26.5	4.3 DU/AC	90
T2	Type 2 Single Family Lots	112.8	5.2 DU/AC	609
MF	Multi-family	44.6	18.0 DU/AC	800
<i>Subtotal</i>		<i>241.4</i>		<i>1560</i>
COMM	Commercial	22.4		
PK	Park	10.7		
	Proposed Sycamore Canyon	133.0		
	Landscape Setbacks	4.4		
	Major Streets	13.8		
	Water Tank/Pump Station	1.1		
<i>Project Totals</i>		<i>426.8</i>	<i>3.75 DU/AC</i>	<i>1560</i>

Table III — 1: *Project Summary*



2. **Commercial Land Use**

The specific plan proposes a total of 9 acres of commercial development adjacent to Highway 60 at the Box Springs/Sycamore Canyon Boulevard exit. Uses here will be “community” oriented featuring supermarkets, drug stores and other local-serving retail uses. This site, because of its freeway orientation and access may contain some visitor-serving commercial uses that are compatible with the surrounding commercial and residential uses of Sycamore Highlands. To insure that this commercial development is consistent with the rest of Sycamore Highlands, the commercial development standards of the Sycamore Canyon Specific Plan will be followed in implementing the commercial sites. In addition, 13.47 acres have been and will be developed with a new vehicle dealership.

3. **Park Site**

Within the Estate Lot development, a neighborhood park is proposed. Previously, the park was planned as part of a 17.2± acre school/park site. However, the Riverside Unified School District has since determined that a school site is not required in the specific plan. The Parks & Recreation Department has determined that the proposed park of 11± acres, as shown on Figure III-5, “*Open Space/Recreation Plan*,” will meet the needs of a stand-alone neighborhood park site. The developer shall receive credit against park fees for the additional acreage dedicated to the City for neighborhood park purposes. The fee credit shall be determined through separate agreement subject to review and approval by the City of Riverside.

The principle focus of the park will be to provide various recreational opportunities for local residents. Sidewalks and bicycle lanes are planned along the main project collector roads (See Figure III-4 for trail alignments) allowing project residents non-vehicular access to the park.

4. **Natural Open Space/Sycamore Canyon Park**

The entire western edge of the Sycamore Highlands site has been designated as natural open space for inclusion within Sycamore Canyon Park. The area shown basically conforms with the park dedication area delineated by the Sycamore Canyon Specific Plan, with the addition of approximately 7.6 acres added by the “Exchange Agreement” for Lochmoor Drive (under EP-020-956, EP-24-901 & EP-039-890) and depicted in the specific plan amendment SP-001-967 and revised tract map TM-21166.

B. PROJECT DESIGN

The project will be identified and unified through design elements such as architecture, signage, landscaping, color, paving, walls, fencing, and entry treatments. Design criteria are established in this Specific Plan and will be implemented through approved and future PRD and Tract Map submittals as well as Design Review Board reviews and approval. The major objective of these design guidelines contained within the specific plan is to establish general controls that will ensure consistency in design and promote visual quality within the project area. Additionally, more detailed design standards will be provided by merchant builders at the time of residential construction.

Through innovative and imaginative designs, a level of community design will be achieved that enhances property values for the future homeowners and at the same time satisfies the City's aesthetic and visual goals for this area as expressed in the Sycamore Canyon Specific Plan. These design criteria are structured to allow some variability in design. Individual development neighborhoods will then be able to establish their own design character yet will remain compatible with the overall community.

1. Architecture and Signage

Architecture and signage throughout Sycamore Highlands will be coordinated to respond to the cohesive master-planned nature of the project drawing upon the natural quality of nearby Sycamore Canyon. Building materials which are naturalistic and of varied textures such as wood, brick, textured plaster, textured concrete or stone are most appropriate. Colors should reflect earth tones (brown, beige, tan, green, grey). Roofs should be similarity compatible utilizing flat clay tile, treated wood shakes, textured composition or similar materials. Walls, fencing, and signage should be compatible throughout the community utilizing the same materials, textures and colors as those chosen for buildings. Non-decorative concrete block, corrugated metal, chain link fences, and composition gravel roofing are examples of inappropriate materials.

2. Landscape Design

Project landscaping will play an important role in maintaining community continuity while emphasizing project design themes. Landscaping will also articulate community design elements such as project entries, streetscapes, the pedestrian trail system, as well as individual neighborhoods and the commercial center.

In the single family residential areas, which consist of standard single family residential lots ranging from 4,000 to 7,000 square feet in size, landscaping

will be applied not only along the streets but within front yards as well. Medians and parkways adjacent to public roadways will be maintained by the city under Landscape Maintenance Assessment District No. 88-1. Front yard landscaping will be implemented by the builder and will be maintained by the individual homeowners. Both apartment areas will be completely landscaped and maintained by the owner(s).

- a. **Entries** - Entry monumentation is planned for key intersections of the project and at neighborhoods within the project. Landscaping, signage, and community/neighborhood identification will all be incorporated into entry statements.
- b. **Streetscape** - The internal street scene is the most unifying element of the project. Landscaping along project roadways can be used to designate roadway hierarchy from major collectors to private streets within the development. Careful consideration of the relationship between the street size, arrangement of plant materials characteristics such as size, form, texture and color will achieve this effect.
- c. **Buffering** - Landscaping can be used to effectively buffer the various uses and densities proposed for Sycamore Highlands. Of particular importance is the transition between the development and Sycamore Canyon Park. Much of this area is bordered by estate lots. Most of the estate lots area (except for roadways and building pads) will remain ungraded in a natural state and will provide an excellent transition to Sycamore Canyon. In other selected areas where collector roadways (Fair Isle Drive and Lochmoor Drive) abut the Park, drought resistant landscaping in a naturalistic arrangement is appropriate to buffer urban uses thereby softening the transition to the Park.

Internally, different uses and residential product types will be buffered by landscaping on slopes and along roadways. Landscaping in these areas will be installed during development of the project. Maintenance of landscaping is addressed in Section III.F., Landscaping and Open Space Maintenance Program, of this Specific Plan. Detailed landscape plans have been submitted in conjunction with approved PRD submittals and will be with future Commercial Tract Map submittals.

C. HOUSING PROGRAM

Sycamore Highlands is primarily a residential community and, as such, will offer a wide variety of housing opportunities. Product types include single family detached homes and apartments. The apartments are to be located adjacent to

Sycamore Canyon Boulevard/formerly Box Springs Boulevard. Single family detached homes on residential sized lots are located along the northern edge of the project adjacent to similar existing housing in University City.

Each housing type is defined and briefly described below.

1. **Estate lot** - A single dwelling unit with large side yards and setbacks. Lot sizes range from ½ acre to 1 acres per lot, achieving a total of 61 units on 57.5 acres. Grading occurs only for streets and building pads with the remainder of the lot remaining in a natural condition.
2. **Single Family Lots** - A single family dwelling unit located on one of two lot types:
 - a. **Type 1** - A single dwelling unit with standard side yards and setbacks. Lot sizes are minimum 7,000 square feet achieving an average density of 4.3 du/acre. In all, 26.5 acres yielding 90 dwelling units are provided.
 - b. **Type 2** - A single dwelling unit on a fee simple lot. Pad sizes are a minimum of about 55' x 72', or about 4,000 square feet, although lot sizes may be much larger. Each home will have a two car garage. A 20' front setback from back of sidewalk will allow two car driveway parking. Streets are public. Type 2 homes appeal primarily to move-up and young growing families. A total of 609 lots on 112.8 acres yields a density of 5.2 du/ac.
3. **Multi Family Dwellings** - Attached dwelling units in clusters. Units will be a minimum of 500 square feet in size and will have a private entry and detached covered parking. The multi-family site(s) will contain recreation amenities for the exclusive use of residents. 800 units in 44.6 acres will achieve a density of 18 du/ac. The site(s) will be developed in a multi-family setting.

D. CIRCULATION

The existing and proposed roadway system for Sycamore Highlands contains roadway widths, alignments, and access locations that respond to traffic service needs of the project. The Master Circulation Plan, which is shown as Figure III-2 is in conformance with the Circulation Plan approved as a part of the Sycamore Canyon Specific Plan.

Fair Isle Drive, a continuation of Sycamore Canyon Boulevard located northeast of the 60 Freeway, provides primary access to the site. This roadway, a four-lane divided road is depicted in cross-section detail on Figure III-3A, Roadway Cross-

Sections. At its intersection with Lochmoor Drive, it will transition to a two-lane scenic collector.

Secondary access, via an extension of Lochmoor Drive, will be provided from the site north-west to Central Avenue. As traffic needs dictate, Lochmoor Drive gradually transitions from a 102' ROW four-lane road at its intersection with Fair Isle Drive, to a two lane scenic collector at its intersection with Central Avenue. Prior to the 845th building permit in Phase III and/or IV and if Lochmoor Drive has not been extended through to Central Avenue by the owner of the adjacent property, then the developer shall make provisions for secondary access. Said provisions will be required to be reviewed and approved by the City Council.

Local public street will serve the single family residential lots. A private street system will be provided within the apartment areas. Cross sections of all typical streets are shown in Figures III-3A and III- 3B.

Non-vehicular modes of transit are also important components of the Sycamore Highlands Specific Plan. As shown in the cross-sections on Figure III-3, two 5' bicycle lanes will be provided within the paved section of both Lochmoor Drive and Fair Isle Drive. A meandering 5-foot pedestrian trail will also be provided along portions of Lochmoor Drive and Fair Isle Drive, allowing project residents trail access to the park site. This trail falls within a landscaped setback of variable width. Conventional sidewalks will be provided on both sides adjacent to all public streets throughout the rest of the project except in the estate lot areas.

All pedestrian, hiking and bicycle trails are shown on Figure III-4, Open Space and Recreation Plan.

NOTE: See Figures III-3 and III-4

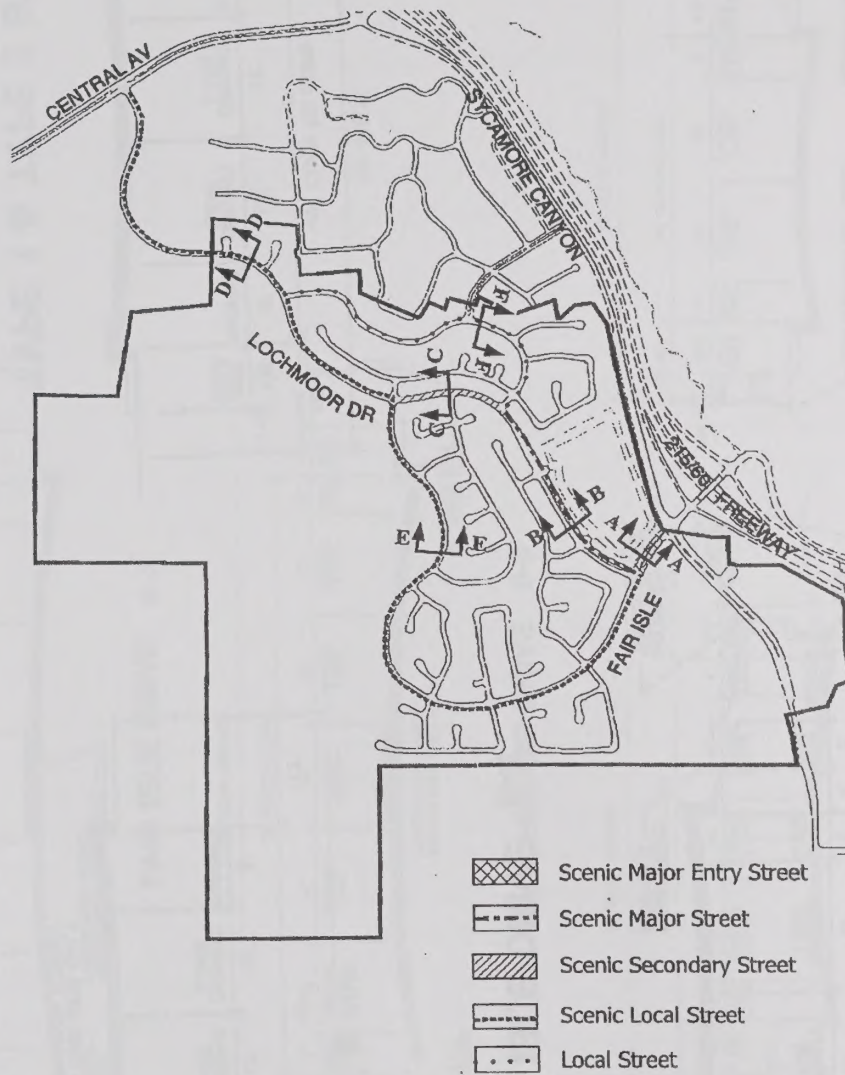
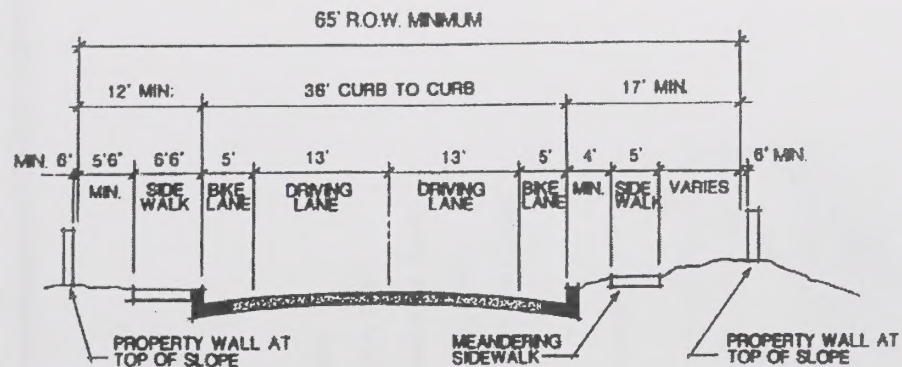
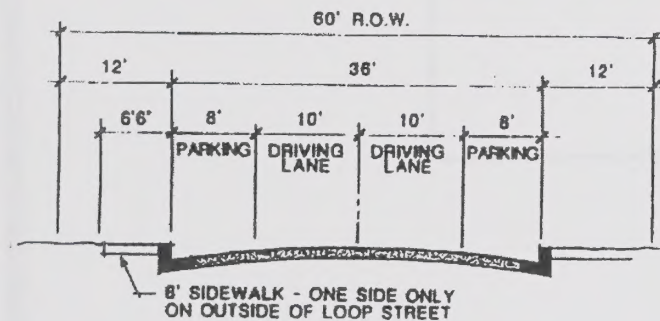


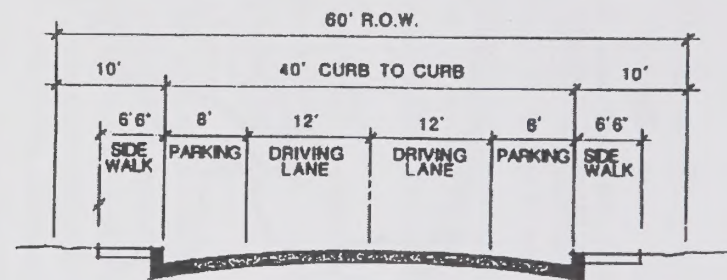
Figure III — 2: Master Circulation Plan



FAIR ISLE DRIVE E-E'

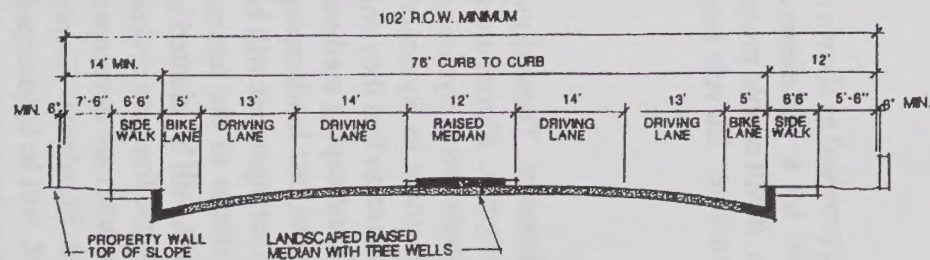


ESTATE LOT STREET

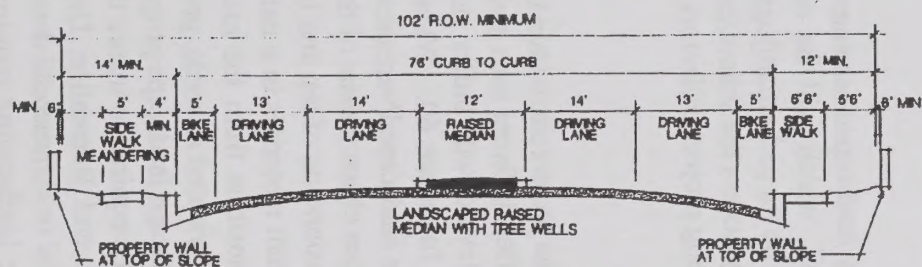


TYPE 1 & TYPE 2 STREET

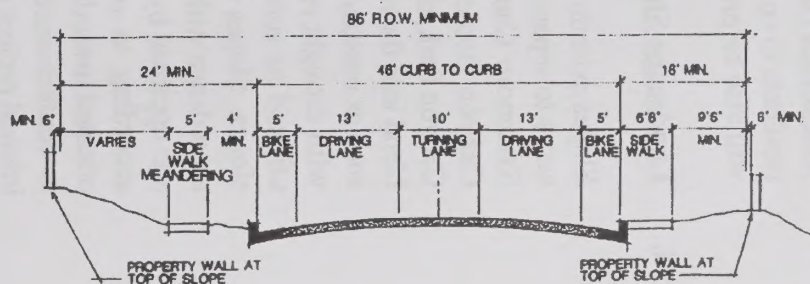
Figure III — 3: Roadway Cross Sections (Part 1)



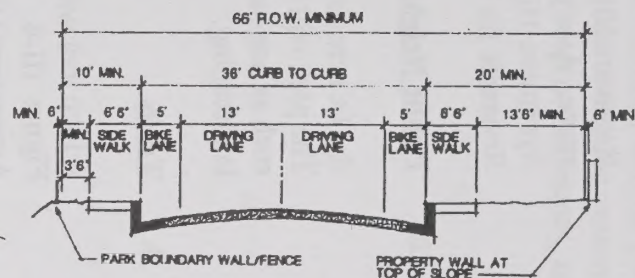
FAIR ISLE DRIVE A-A'



LOCHMOOR DRIVE B-B'



LOCHMOOR DRIVE C-C'



LOCHMOOR DRIVE D-D'

Figure III — 4: Roadway Cross Sections (Part 2)

E. OPEN SPACE AND RECREATION PLAN

1. Natural Open Space

Sycamore Highlands has designated 133± acres as undisturbed natural open space. As a part of the development agreement with the City of Riverside, Sycamore Highlands has dedicated this portion of the site to the City of Riverside for inclusion in Sycamore Canyon Park.

2. Public Neighborhood Park Site

A 11± acre site has been designated for use as a public neighborhood park. The park will be publicly-owned and maintained and may include facilities such as non-structural playing fields, picnic areas, children's play areas and landscaping.

3. Trails

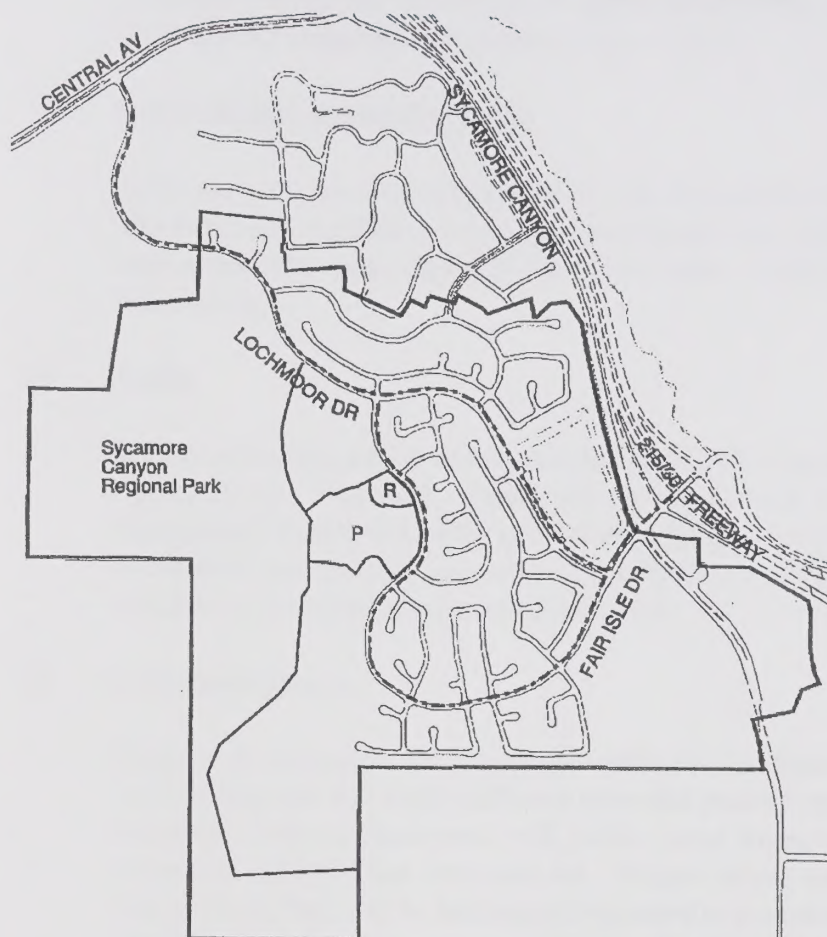
A loop trail within a fully landscaped easement will be provided as shown on Figure III-4. This trail, which will be maintained by a Maintenance Assessment District will be for pedestrian/jogging use. It will enable project residents to conveniently access the school/park site on foot. Bicycle lanes will also be provided along project collectors.

4. Landscape Slopes

Slopes exist throughout the project site within the development. These slopes serve to separate and buffer different uses and product types. Slopes along Sycamore Canyon Boulevard will buffer noise impacts from Sycamore Canyon Boulevard and Interstate 60. Where slopes orient to Sycamore Canyon Park, they will be landscaped/vegetated in a manner so that they will blend into the natural slopes characteristic of the Park. Landscaping methods such as contour grading, rounding of top and toe of slopes, and landscaping with drought resistant plant materials in a naturalistic arrangement will be utilized to soften the transition from the manmade slopes to the natural slopes. Slopes which are oriented towards project roads, will be planted in accordance with the streetscape landscape program. Reverse frontage review and approval by the City is required to insure that these areas are developed according to other Park and Recreation Department Standards. Slopes oriented towards residential or commercial development, will be landscaped in conformance with the landscaping requirements for those areas. All internal project slopes contained within private lots will be maintained by the individual homeowners.

5. Private Recreation Centers/Multi-family

Private recreation facilities and common open space will be provided within the multi-family planning areas. These facilities will be for the use and enjoyment of residents of these areas. Private recreation centers may include facilities such as pools, spas, cabanas, fire pits, barbecues, restrooms and laundry rooms.



-  Bicycle Lane
-  Reservoir
-  Neighborhood Park

Figure III — 5: *Open Space/Recreation Plan*

F. LANDSCAPING AND OPEN SPACE MAINTENANCE PROGRAM

In its "Landscaping and Architectural Design Guidelines" the Sycamore Canyon Specific Plan calls for the maintenance of common open space areas as follows:

- a. Areas dedicated to the City shall be maintained by the City
- b. Medians and parkways shall be maintained by Maintenance Assessment District No. 88-1.
- c. Common open space areas not dedicated to the City shall be maintained by a Homeowner's Association.

In conformance with the above guidelines, maintenance of landscaping and open space within the Sycamore Highlands will be accomplished according to the following program and as illustrated on Figure III-5.

1. **Sycamore Canyon Park** - 133± acres of natural open space has been dedicated to the City for inclusion within Sycamore Canyon Park. Maintenance of this area including all trails and fire access roadways and slopes adjacent to collector roadways that orient to the Park will be the responsibility of the City.
2. **Public Neighborhood Park** - A 11± acre site has been designated for the establishment of a public neighborhood park. Upon dedication, the park will become the responsibility of the City's Parks Department for maintenance and operation. Water storage facilities and pump stations located adjacent to the site are owned and maintained by the City.
3. **Roadways** - Medians and parkways adjacent to public roadways will be maintained by the City under Maintenance Assessment District No. 88-1. Extraordinary landscape setbacks, entries, the meandering trail along project collectors, and slopes that orient to public streets are included within this category.
4. **Slopes and Landscaping within the PRD Areas** - Where PRDs are designated for Type 2 - single family lots (see Figure I-3 of this Specific Plan), the individual homeowner will be responsible for maintenance of all common areas including landscaping and slopes. All landscaping, slopes and private recreation areas will be maintained by the owner of the apartments.
5. **Estate Lots** - Slopes within "Estate Lot" area will be the responsibility of the private homeowner. These slopes occur only in selected areas, are minimal in size, and orient away from Sycamore Canyon Park such that visual impact to the Park and surrounding development is minimized.

6. **Type 1 - Single Family Lots** - Within Type 1 lots adjacent to University City along the northern edge of the project, slopes that orient to the lots will be owned and maintained by the individual owners or a property owner's association. Those slopes that orient to University City will be maintained by Maintenance Assessment District No. 88-1.
7. **Type 2 -Single Family Lots** - In addition to slopes and landscaping specified in #4 above, all front yard landscaping will be installed by the builder and will be maintained by the individual homeowners of the Type 2 areas.

G. INFRASTRUCTURE

Master planning for the project has considered all public utility and infrastructure needs associated with the proposed development. Backbone systems have been and will be installed on a phased basis as needed for the project excepting the water system, which cannot be phased. Major water facilities are required for this project. A new 3 MG storage tank is located underground adjacent to the proposed public neighborhood park. A booster station is also located at the same site as the storage tank. The tank, pumping station, and required transmission mains were installed and operational prior to issuance of any building permits for Sycamore Highlands. Adequate public street waterlines and public fire hydrants will also need to be installed prior to issuance of building permits for each phase of development in order that fire flows can be provided to that phase.

Sewer, water, and drainage systems shall be installed by the City and the developer according to the terms of the Highlander/Sungold "Waterworks Acquisition and Annexation Agreement". The terms and details of this agreement are contained in the Sycamore Highlands Development Agreement. The property at 5900 Sycamore Canyon Boulevard is not part of the Highlander/Sungold "Waterworks Acquisition and Annexation Agreement."

These facilities are shown on Figures III-7, III-8 and III-9 entitled Master Sewer Plan, Master Water Plan and Master Drainage Plan respectively. The City has warranted that there is capacity at its sewage treatment plant and that service will be provided to the project.

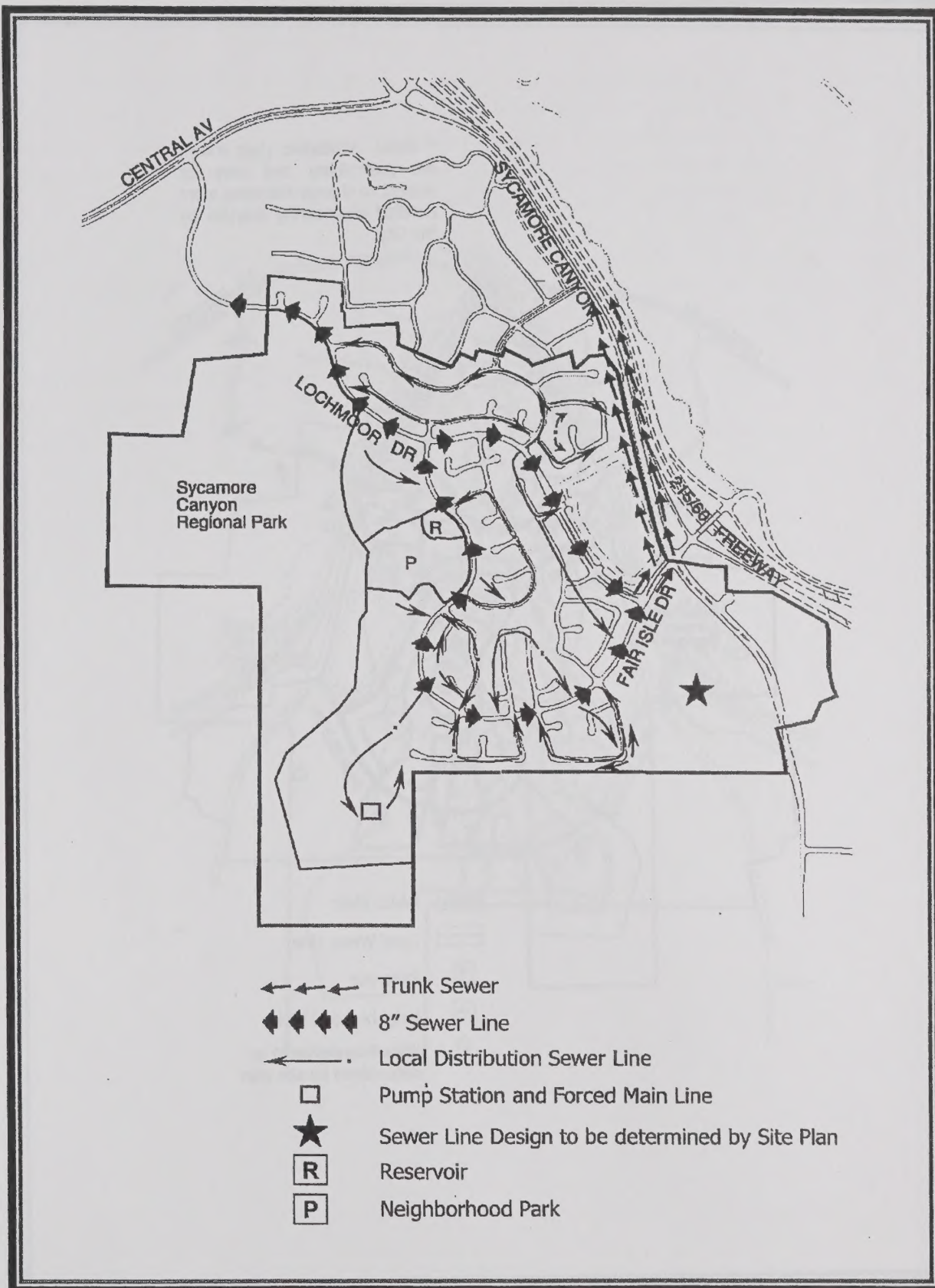


Figure III — 7: *Master Sewer Plan*

* Note: Waterline sizes shown are preliminary and may be subject to change following more detailed engineering analysis by the City.

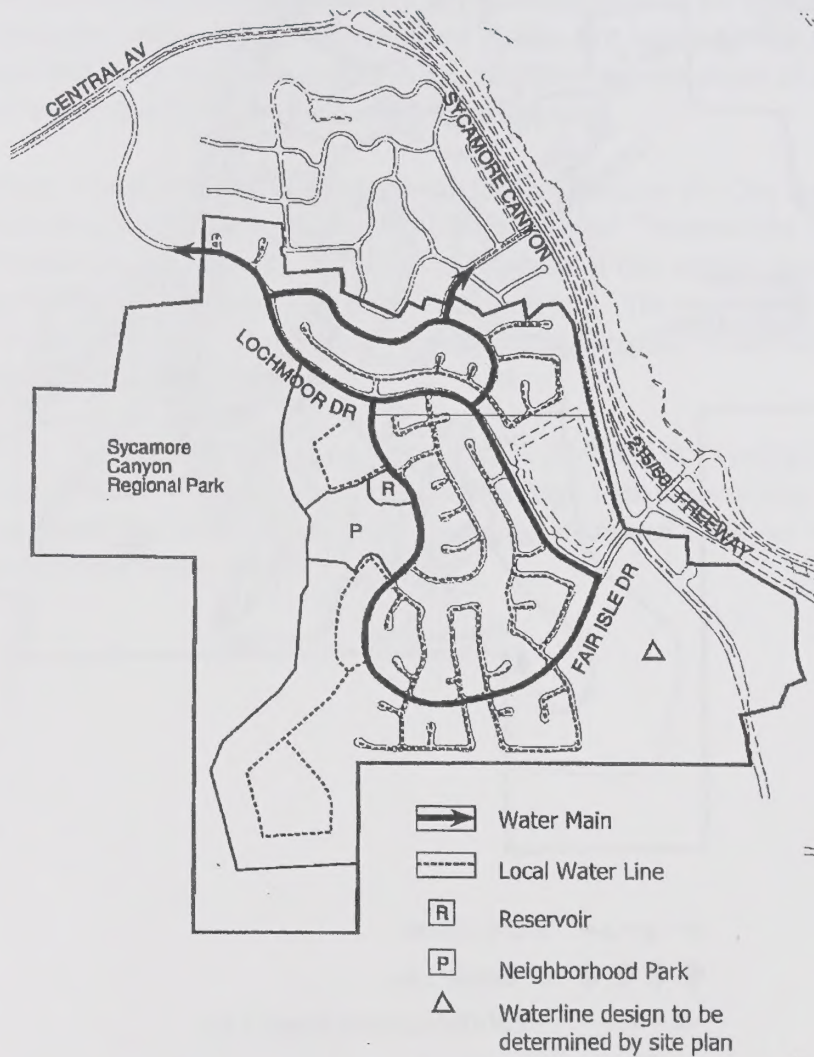


Figure III — 8: *Master Water Plan*

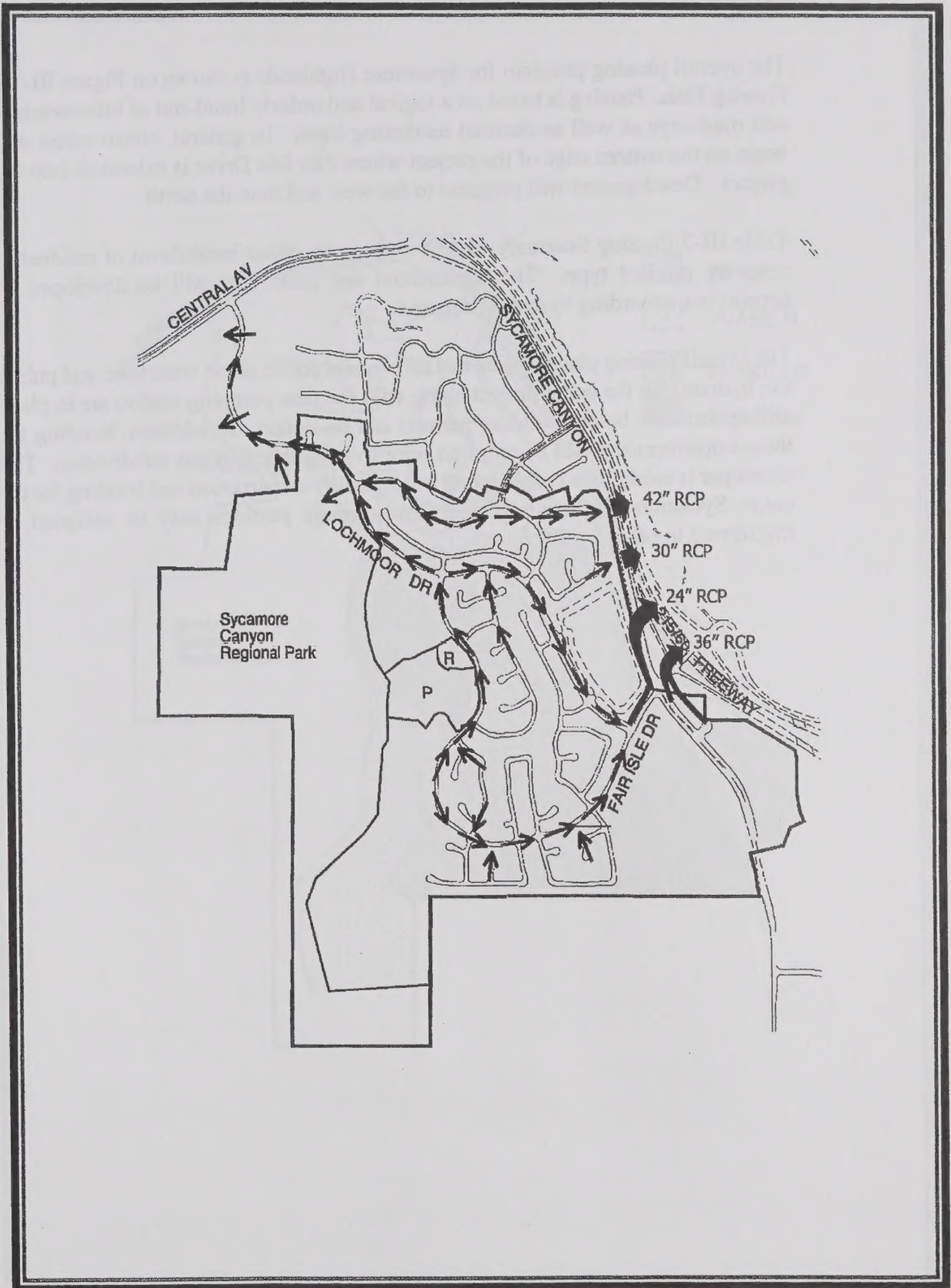


Figure III — 9: Master Drainage Plan

H. PHASING

The overall phasing program for Sycamore Highlands is shown on Figure III-10, Phasing Plan. Phasing is based on a logical and orderly build-out of infrastructure and roadways as well as detailed marketing input. In general, construction will begin on the eastern edge of the project where Fair Isle Drive is extended into the project. Development will progress to the west and then the north.

Table III-2 Phasing Summary, shows a phase by phase breakdown of residential units by product type. The commercial and park sites will be developed as appropriate according to market demand.

The overall phasing plan requires that all planned public street waterlines and public fire hydrants for the entire project along with the new pumping station are in place and operational before building permits can be issued. In addition, bonding for these improvements will be required prior to recordation of any subdivision. The developer is solely responsible for all water facility construction and bonding for the entire Sycamore Highlands project, even though portions may be assigned or transferred to others.

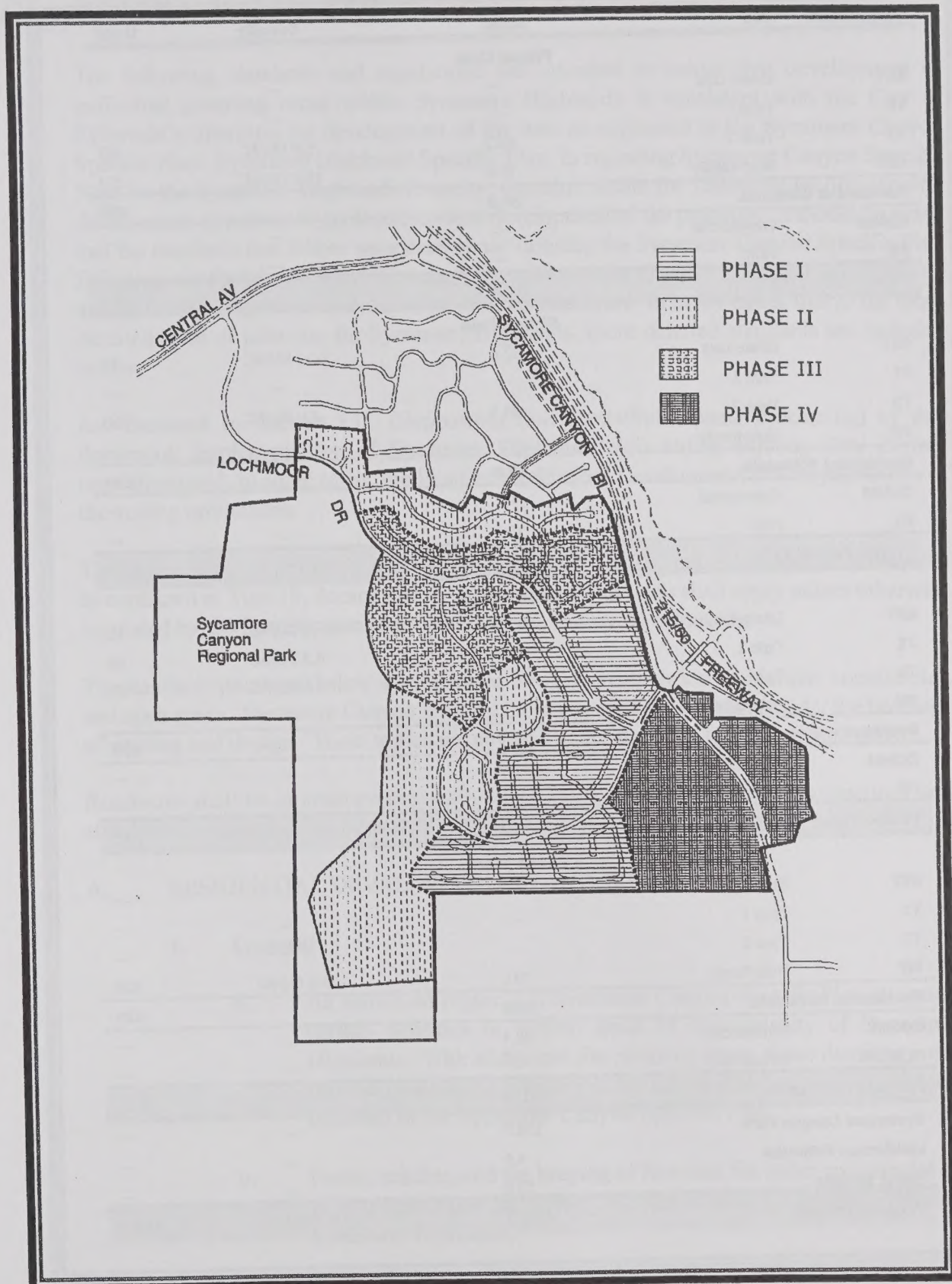


Figure III — 10: *Phasing Plan*

Designation	Use	Acres	Density	Units
Phase One				
EST	Estate Lots	---	---	---
T1	Type 1	---	---	---
T2	Type 2	65.2	5.9 DU/AC	387
MF	Multi-family	15.6	18.0 DU/AC	272
Residential Subtotals		80.8		659
COMM	Commercial	---	---	---
PK	Park	---	---	---
Phase One Totals		80.8		659
Phase Two				
EST	Estate Lots	37.6	½ - 1 DU/AC	48
T1	Type 1	---	---	---
T2	Type 2	20.3	7.0 DU/AC	150
MF	Multi-family	---	---	---
Residential Subtotals		57.9		198
COMM	Commercial	---	---	---
PK	Park	10.7	---	---
Phase Two Totals		68.6		198
Phase Three				
EST	Estate Lots	22.9	½ - 1 DU/AC	13
T1	Type 1	26.5	4.3 DU/AC	90
T2	Type 2	27.3	2.6 DU/AC	72
MF	Multi-family	---	---	---
Residential Subtotals		76.7		175
COMM	Commercial	---	---	---
PK	Park	---	---	---
Phase Three Totals		76.7		175
Phase Four				
EST	Estate Lots	---	---	---
T1	Type 1	---	---	---
T2	Type 2	---	---	---
MF	Multi-family	29.0	18.0 DU/AC	528
Residential Subtotals		29.0		528
COMM	Commercial	22.4	---	---
SCH/PK	School/Park	---	---	---
Phase Four Totals		51.4		528
Sycamore Canyon Park		133.0	---	---
Landscape Setbacks		4.4	---	---
Major Streets		13.8	---	---
Project Totals		428.7	3.75 DU/AC	1560

Table III — 2: *Phasing Summary*

IV. DEVELOPMENT STANDARDS

The following standards and regulations are intended to assure that development of individual planning areas within Sycamore Highlands is consistent with the City of Riverside's intention for development of the area as expressed in the Sycamore Canyon Specific Plan. Sycamore Highlands Specific Plan, in replacing Sycamore Canyon Specific Plan for the Sycamore Highlands Property, contains within the following section specific development standards to guide and control development of the property. It should be noted that the standards that follow were determined utilizing the Sycamore Canyon Specific Plan Development Standards as a minimum. Where Sycamore Canyon Specific Plan standards are applicable, they have been included without alteration. In many cases, due to the more detailed level of planning for Sycamore Highlands, more detailed standards are included below.

As discussed in Section I.D. (Supporting documents/Subsequent Processing) of this document, implementation of Sycamore Highlands will utilize existing City Zoning regulations and, in some cases, the Planned Residential Development (PRD) provisions of the zoning ordinances.

The standards of the proposed underlying zones (shown in Figure I-3) and PRD requirements as contained in Title 19, Zoning and Riverside Municipal Code shall apply unless otherwise regulated by the Development Agreement or the following standards.

The standards presented below are separated into three categories: residential, commercial, and open space. Sycamore Canyon Specific Plan also contains standards under the headings of grading and design. These topics are covered under the three headings listed above.

Roadways shall be in conformance with the circulation plan, roadway cross-sections and standards contained in Section III.D. (Circulation) of this Specific Plan.

A. RESIDENTIAL DEVELOPMENT STANDARDS

1. General

- a. As shown on Figure I-2, Sycamore Canyon Specific Plan allocated certain densities to certain areas of the majority of Sycamore Highlands. With additional site planning input, these densities were refined and extended to cover the annexation area not previously included in the Sycamore Canyon Specific Plan.
- b. Farms, ranches, and the keeping of livestock for either commercial or private use is not permitted. No horses shall be permitted within Sycamore Highlands.

c. Since noise levels over the entire Plan area exceed community standards for residential use, developers are required to:

- utilize construction techniques to reduce interior noise levels below 45 CNEL as required by adopted City ordinance;
- notify prospective residents or tenants that exterior noise levels exceed community standards and the sources of noise; and
- have prepared an acoustical study for developments located near major roadways or freeways to determine if feasible measures exist to reduce noise from these sources and incorporate such measures in site and building design.
- include a clause in the Conditions, Covenants and Restrictions (CC&R'S) to be recorded on the property that "this project is located within five miles of March Air Force Base, an active flying installation, and is subject to frequent aircraft overflights at varying altitudes and at all hours."

d. All landscape and architectural plans must be reviewed by the City through the design review process whenever appropriate.

- **Landscaping Guidelines**

Special landscape treatment is recommended for streets, entry points, residential areas and buffer zones. Landscaping treatments suggested for residential areas are contained within the standards for individual residential categories that follow. Special landscaping treatments of entry areas, streetscapes and buffer/transition areas are described below.

- **Entry treatments** - Since the Plan area is designed as a planned whole, special treatments of entry points are important to reinforce that sense of "place". Groundcover plantings and an entry monument sign flanked by massed tree plantings will serve to provide a portal effect as well as screen adjacent residences.
- **Streetscapes** - As shown on the Master Circulation Plan, and Roadway Cross-sections (Figures III-3A and III-3B) roadway right-of-way minimums for major and secondary streets have been increased above and beyond typical City minimums. Provisions

are made for both bike trails and a meandering community trail. Parkways and medians within the right-of-way and any adjacent slopes that orient to the street system should be landscaped in a cohesive fashion. Suggested plants for these areas are listed in Table IV-1.

- **Buffer/Transition treatments** - Estate lots are proposed along much of the interface between Sycamore Canyon Park and the developed portions of Sycamore Highlands. Where these lots orient to Sycamore Canyon they should remain natural or should be returned to a natural condition as a buffer. Where streets or the park site abut Sycamore Canyon Park, buffering should include massed planting of trees and shrubs sometimes located on the berm. Buffer areas around the Canyon rim may utilize fire control landscaping to reduce the danger from wildlife fires on developed areas. Buffer areas outside of the estate lots and park site are to be retained in common ownership to be maintained by a homeowner's association or maintenance district.

Recommended plants for use in landscape treatment areas are detailed in Table IV-1. Guidelines for location and placement of plant materials are presented below.

- Landform graded slopes shall be landscaped with groups of trees placed in swale areas to reflect natural conditions in which plants cluster in areas of high moisture.
- Conventional slopes shall be landscaped to provide visual relief and to obscure the linearity and regularity of the conventional slope. Grouping of plant materials as well as the pattern and variety of plant materials can provide the desired effect.

In order to assure that those common open space areas not dedicated to City are adequately maintained, the subdivider of each project where common areas exist shall record a declaration of covenants, conditions, and restrictions (C.C.&Rs) to run with the land. Common open space areas to be governed by CC&Rs include, but are not limited to, drainage facilities, retarding basins, fire buffer zones, landscaped planning unit

entry areas and recreation areas. The CC&Rs shall provide for:

- Establishment of a property owners association which shall have the responsibility of hiring a private engineer to inspect all slope areas and drainage devices and to take whatever corrective measures are needed. Future owners of property within the Plan area shall become a member of the association and subject to a proportionate share of costs incurred.
- Development of a general maintenance plan by a landscape architect for planted areas and buffer areas designed to reduce fire hazards and maintain visual quality. Maintenance activities under this plan shall be the responsibility of the homeowner's association or its members.
- Establishment of a drainage device maintenance program including informing future owners of affected lots of their responsibility to maintain these devices.
- Maintenance costs shall be the responsibility of the individual owners.

Medians, parkways, landscaped slopes orienting to the public streets, and the meandering trail along project collectors shall be maintained by the city under Maintenance Assessment District No. 88-1.

- **Architectural Design Guidelines**

The architectural style or design of individual developments is left largely to the discretion of the developer, subject to the design review provisions of the City's Municipal Code (Section 19.62).

The basic design principal for all developable sites within Sycamore Highlands is to reinforce the natural quality of the site and its relationship to major natural open space areas. Natural building materials and colors should be utilized whenever possible to harmonize with the surrounding land features.

Major & Secondary Streets

TREES:

Arecastrum romanzoffianum
Butia capitata
Cedrus atlantica
Cedrus atlantica 'Glaucua'
Cedrus deodora
Cinnamomum camphora
Erythea armata
Erythea edulis
*Eucalyptus camaldulensis**
*Eucalyptus citriodora**
Eucalyptus L. Macrocarpa 'Rosea'
*Eucalyptus maculata**
*Eucalyptus nicholii**
*Eucalyptus polyanthemus**

*Eucalyptus robusta**
*Eucalyptus rudis**
*Eucalyptus sideroxylon**
*Eucalyptus viminalis**
Erythrina cristagalli
Ginkgo biloba 'Autumn Gold'
Grevillea robusta
Jacaranda mimosifolia
*Koelreuteria bipinnata**
Liriodendron tulipifera
Magnolia G. 'Majestic Beauty'
Platanus acerifolia
Phoenix canariensis
*Quercus agrifolia**
Sequoia sempervirens
Washingtonia robusta

Washingtonia fillifera

SHRUBS:

Photinia Fraseri 'Indian Princess'
Raphiolepis Indica 'Springtime'
*Rhus ovata**
Xylosma congestum 'compacta'*

GROUND COVER:

*Baccharis pilularis**
*Hypericum calycinum**
Lantana camara 'Gold Mound'*

Minor Street & Community

TREES:

*Callistemon citrinus**
Cupania anacardioides
*Eucalyptus torquata**
Ginkgo biloba 'Autumn Gold'
Gleditsia triacanthos 'Aurea'
Jacaranda mimosifolia
*Koelreuteria bipinnata**
Lagerstroemia indica
Liquidambar styraciflua
Liriodendron tulipifera
Magnolia G. 'Majestic Beauty'
Magnolia soulangiana

Melaleuca leucandendra
*Pinus canariensis**
*Pinus pinea**
Pittosporum rhombifolium
Pittosporum undulatum
Platanus racemosa
Platanus acerifolia *Atriplex*
cuneata
Platanus occidentalis
Prunus caroliniana
Prunus cerasifera
'Atropurpurea'
Prunus c. 'Krauter Vesuvius'
Pyrus calleryana

SHRUBS:

Agapanthus 'Peter Pan'
*Arbutus unedo**
Feijoa sellowiana
Hemerocallis species
*Prunus illicifolia**
Raphiolepis ovata
Viburnum macrocephalum
Xylosma congestum 'compacta'*

GROUND COVER:

*Arctostaphylos species**
Trachelospermum jasminoides

Fire Control Landscape

CONTAINER:

*Heteromeles arbutifolia**
*Prunus lyonii**
*Rhamnus alaternus**

HYDROSEED:

*Atriplex canescens**
*Cistus species**
*Heteromeles arbutifolia**
*Rhus integrifolia**
*Rhus laurina**

FUEL BREAKS (HYDROSEED):

Atriplex canescens
Atriplex gardneri
*Cistus albidulus**
*Cistus crispus**
*Galantha species**

(*Denotes drought resistant plant material)

Table IV — 1: Recommended Plants for Landscape Treatment Areas

Recommended building materials are those which provide a variety of interesting patterns and textures such as wood, ceramic tile, textured plaster, textured concrete and stone. Similar materials may be used for walls and fences. Colors recommended for walls, buildings and fences include earth tones such as brown, beige, tan, deep green, or charcoal grey. Recommended roofing materials are also those which add texture and visual interest within a limited range of colors, such as deep-tone flat clay tile, copper, wood shakes and shingles (only if treated to meet fire department standards).

Prohibited building materials include non-decorative concrete block, corrugated metal, and concrete masonry. Materials prohibited for walls and fences include chain link, unpainted gray concrete blocks, wood slats or "grape stakes". Roof treatments using composition gravel roofing (where exposed to view) or sheet metal or corrugated metal are prohibited.

Within these general guidelines, many variations of design as well as additional choices of materials are acceptable. Each development will be subject to the Design Review process set forth in the City's Municipal Code, Section 19.62 and evaluated under the general consideration of compatibility with the natural Canyon open space as well as any adjacent developments.

- e. The City Planning Department or Planning Commission of the City shall review grading plans for all areas where the slope of existing topography equals or exceeds 10%.

2. Estate Lots

- a. Estate lots shall be implemented using R-1-130 zoning and standards.
- b. Estate Lots should be graded only to accommodate roadway access and pad area for siting dwelling units, accessory structures, and fuel modification. Pad areas should be clustered wherever feasible to further minimize grading impacts. Naturally vegetated portions of estate lots will be located adjacent to Sycamore Canyon Park to act as a buffer from the developed portions of estate lots. Rear portions of each estate lot should be left in an ungraded state to satisfy buffer conditions. Landscaping in these buffer areas should use only appropriate plant species in a natural arrangement as required under the "Landscaping Guidelines" above (Section IV.A.1.e).

c. The following grading and drainage techniques should be utilized whenever appropriate to protect the visual and wildlife values of Sycamore Canyon Park.

- **Varying Slope Ratios** - In order to create slopes which reflect the natural terrain, graded hillsides may have a variety of slope ratios, rather than the typical 2:1 ratio which creates a linear man-made appearance.
- **Drainage Devices** - Place drainage devices inconspicuously using swales or berms and landscaping to conceal the drain, particularly from public ways. Where concrete must be used for drainage devices, utilize tinted or treated concrete to resemble earth tones.
- **Building Siting** - Site buildings on gentle terrain wherever possible to minimize grading. Grading may also be minimized by fitting the building design to the slope using full split structures or partial split structures (different rooms or floors on different levels).
- **Contouring** - Where surface landform are altered, contour grading, varied slope ratios and smooth transitions between slopes shall be utilized to retain a natural appearance. Adopted City of Riverside grading policies describe contour grading and should be observed in preparing grading plans.
- **Landscaping**- Integration of landscaping into the landform and use of landscape to disguise grading are required but are discussed in greater detail in Section IV.A.1.e. above.
- **Stabilization** - To minimize erosion and siltation during construction, disturbed areas shall be stabilized in a timely manner through the use of annual grasses, temporary berming, on-grade drainage devices or other appropriate measures to minimize erosion and siltation during construction.

Drainage devices as needed to control runoff and minimize erosion are required. In addition , each development shall consider the effects of storm waters at periods of peak flow and provide for appropriate controls through the use of retention basins or similar devices.

3. **Single Family Lots - Type 1**

- a. Type 1 lots will be implemented using R-1-65 zoning and standards.
- b. Because portions of the Type 1 lots border the University City community to the north, additional standards regarding that edge condition shall apply. These standards are embodied in the diagrams in Figure IV-1, University City Edge Condition Standards. (For further details see EP-024-901).

4. **Single Family Lots - Type 2**

- a. Type 2 lots will be implemented using R-1-65 zoning as a Planned Residential Development (PRD). PRD standards of the City's Zoning Ordinance shall apply except as noted in Table I-1, Variance Matrix and below:
- b. Common open space requirements may be reduced from those typically required by the City's PRD ordinance. Such a reduction is justified due to the proximity of Sycamore Canyon Regional Park (133± acres of which are provided by the project), the provision of a neighborhood park site, and extraordinary landscaping, setbacks, and trails throughout the project.
- c. All fronts yard landscaping shall be installed by the builder and shall be maintained by the individual owners.

5. **Multi-Family Units**

- a. Multi-Family units shall be implemented using an R-3 zone. Multi-Family areas may be submitted as Planned Residential Developments (PRDs). PRD standards of the City's Zoning Ordinance would then apply in addition to R-3 standards. Exceptions to R-3 and PRD standards are contained in Table I-1, Variance Matrix and below:
- b. Common open space requirements may be reduced from those typically required by the City's PRD ordinance. Such a reduction may be justified due to the proximity of Sycamore Canyon Regional Park (133± acres of which are provided by the project), neighborhood park and extraordinary landscaping, setbacks, and trails throughout the project.

The current requirements for useable (common) open space and private open space per the City's Zoning Code (Title 19) are as follows:

Useable Open Space

125 square feet per efficiency unit

250 square feet per bedroom for each unit having two or less bedrooms

500 square feet per bedroom for each dwelling unit having three or more bedrooms

Private Open Space

Each ground floor dwelling unit shall have a minimum private useable open space of two hundred fifty square feet enclosed by a solid wall or fence six feet in height and a rectangle inscribed within it shall not have a dimension less than ten feet. Not more than fifty percent of ground space may be covered by an overhang, balcony, or patio roof.

Variances are not granted nor implied by approval of this Specific Plan. Any variance request must be applied for with PRD and/or Tract Map submittals or under separate variance requests. They will be reviewed and considered during the approval process for those submittals.

All other R-3 and PRD useable and private open space requirements shall be as stated in the City's Zoning Ordinance.

- c. All parking spaces provided in excess of City minimums may be designated as "Compact Parking" containing minimum dimensions of 7.5' wide by 15' long.
- d. Travel aisles within parking bays shall be a minimum of 28' wide.
- e. No separate parking for recreational vehicles shall be required.

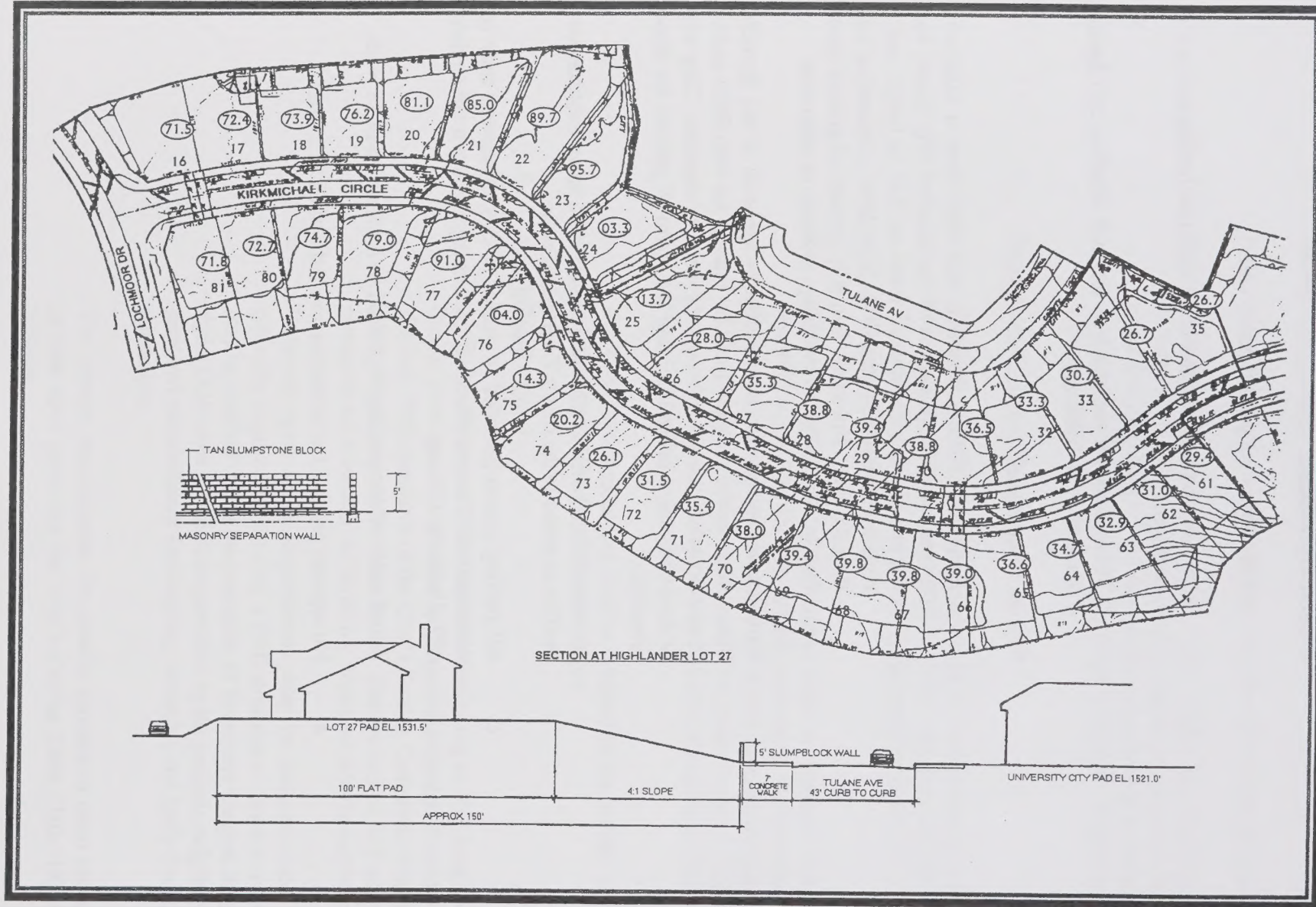


Figure IV — 1: University City Edge Condition Standards

B. COMMERCIAL DEVELOPMENT STANDARDS

1. The commercial sites shall be implemented using Restricted Commercial (C-2) zoning and standards except as noted below. However, automobile sales facilities shall be permitted on parcels with a combined area of over ten acres in size subject to the standards as noted below.
2. Standards including permitted use, building height, lighting, parking, and walls are detailed in the code and are not generally repeated within the Specific Plan.

This section will, however, describe briefly special requirements for the commercial area within the Specific Plan. Although the commercial sites are intended to serve primarily neighborhood residents, the sites have been given C-2 designations to provide some flexibility to the developer to respond to market demand. The commercial sites have the advantage of a prime location with freeway access and direct access to adjacent industrial areas as well as residential areas. To integrate this use at the level of quality proposed for surrounding uses, the following regulations are imposed:

- a. **Landscaping Materials** - The commercial developments shall incorporate landscaping materials and sizes consistent with those identified in Section IV.A..1.e.
 - b. **Extent of Landscaping** - The commercial sites shall provide landscaping within parking areas of a least one 15-gallon tree for every 10 single row spaces or every 5 double row spaces. A minimum of 5% of that portion of the site devoted to parking shall be landscaped.
 - c. **Building Design** - Commercial structures shall incorporate variations in building facade and roofline to reduce building mass to a scale consistent with surrounding residential areas. For additional requirements see RZ-003-989.
 - d. **Screening** - Building equipment (air conditioners, compressors, etc.) as well as storage areas shall be screened from public view.
3. Due to the unique nature of the new and used vehicle dealerships, the following standards for signing and special events shall apply to the 13.47 acre Raceway Ford site and any vehicle dealership within the Specific Plan on contiguous parcels acting as a single "commercial complex" that is over ten acres in size, combined.

- a. **Signing** - Signs shall be consistent with all applicable standards of Chapter 19.76 of the Municipal Code, the Sycamore Highlands Specific Plan and Design Review Board standards.

b. **Vehicle Dealer Identification Monument Signs**

- Size and Number: The dealership shall be allowed one 25-square-foot, six-foot high monument identification sign.
- Copy: The sign shall identify the dealership name.
- Location: The sign shall be located along the dealership frontage as approved by the Design Review staff and shall be set in an area landscaped with low ground cover.
- Lighting: The sign shall be back-lit plexiglass using 430 milliamp fluorescent tubes or as otherwise approved by Design Review staff.

c. **Vehicle Dealer Building Mounted Identification Signs**

- Size and Number: A maximum of two building signs shall be allowed on each building frontage oriented toward a street, driveway, parking area, or display lot, indicating vehicle brands, vehicle types, or the name of the dealership. Total square footage of all building mounted identification signs on each building frontage shall not exceed one-square-foot of sign per lineal foot of building frontage, up to a maximum of 200-square-feet for all signs combined with any one sign not exceeding 150-square-feet.
- Logos: Only one logo integrated into the building sign shall be permitted not to exceed ten percent of the total sign face.
- Locations: Locations shall be harmonious with the building architecture as approved by the Design Review staff.
- Lighting/Sign Type: All building mounted identification signs shall be individually mounted channel or plastic faced foam letters, maximum 36 inches tall. Exposed neon tubing is prohibited.
- Design: Design, colors and other details are subject to Design Review staff approval. No exposed raceways shall be permitted, unless required by a unique situation.

d. Vehicle Dealer Directional Signs

- Size and Number:
 - Freestanding directional signs: A maximum size of 12.5-square-feet with a maximum height of 5.5-feet. One per vehicle entrance or exit serving customer parking areas, vehicle service access, parts sales, used car sales, truck sales, or the like.
 - Building mounted directional signs: A maximum size of 12-square-feet. One per building entrance or frontage providing access to vehicle service, parts sales, used car sales, truck sales or other dealer function.
- Copy: Directional copy shall be limited to the primary information required, such as “Used Cars”, “Service”, “Parts”, “Customer Parking” and “Truck Sales”; and business identification in the form of the dealership name. One logo integrated into the directional sign shall be permitted not to exceed ten percent of the total sign face.
- Location: Directional signs shall be located at the vehicle entrance or exit directly relating to the function identified, unless the Design Review Board determines additional signs are necessary to guide customers to the function identified.
- Lighting/Sign Type: Monument directional signs shall be back-lit with 430 milliamp fluorescent tubes or as otherwise approved by the Design Review staff. Building mounted directional signs may be lighted or non-lighted. The owner is encouraged, however, to use individual channel or foam letters consistent with building mounted dealer identification signs.
- Design Concept: Directional signs shall be consistent with the Dealer Signs in terms of Design, typeface, color, materials.

e. Balloons, Pole Mounted “Product Identity” Banners and Pole Mounted Flags.

- Balloons smaller than 18-inches or less in diameter will be permitted only on Fridays, Saturdays and Sundays and national holidays.

- Balloons may be strung together, not to exceed 35-feet in height as measured from ground level and not closer than 25-feet to overhead power lines.
- Each individual vehicle dealer is responsible for the removal of all balloons, by the end of the day in which the balloons were authorized. The balloons shall not be cut loose to fly freely; and shall be deflated and discarded in a trash receptacle.
- Pole Mounted “Product Identity” Blade/Banner Combinations or Flags: “Product Identity” signs are to be mounted to vehicle display lighting poles and may consist of a “blade”/“banner” combination or a flag style sign. The dealership is limited to one blade/banner combination or flag on every other lighting pole on the first row of lighting poles parallel to the street curb of the dealership. No product identity signs are permitted on any other poles.
 - Blades shall contain a maximum size of 12-square-feet, suspended vertically over the vehicle sales lot, flush mounted to an on-site lighting pole and constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.
 - Banners shall have copy limited to the name of the dealership, the vehicle make or the vehicle model sold only. The maximum dimensions of the “banner” shall be two-feet wide by six-feet long, suspended vertically over the vehicle sales lot, flush mounted to an on-site lighting pole and constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.
 - Flags shall have copy limited to the name of the dealership or the vehicle make only. The maximum dimensions of the “flag” style sign shall be three-feet wide by six-feet high mounted on the top of the lighting pole and shall be constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.
- “Blade”, “Banner” and “Flag” style product identity signs are to be maintained in good repair at all times.
- Prior to installation of the banner/blade combination or flags the dealership owner shall establish a criteria to be approved by the Design Review Board to promote consistency in

design and colors used on the blade/banner combination and flags.

f. Special Events, Including Signs and Attention Attracting Devices

- Special Events shall be limited to periods of time as specified herein, the dealer may conduct special events incidental to new and used vehicle sales and advertise those events with more festive special event signing and attention attracting devices under the provisions of a temporary use permit (TUP) as defined under 19.69 of the Municipal Code. In the absence of a temporary use permit, all signing and attention attracting devices shall be in conformance with all other aspects of the Sycamore Highlands Specific Plan and the Riverside Municipal Code (19.76).
 - Time Limits: Special events shall be allowed a maximum of four times per each calendar year, with each event not to exceed 24 days with a minimum of thirty days between events.
- The following uses and signing are permitted with a Temporary Use Permit (TUP), provided all such uses, signs and devices shall be wholly contained within the private properties of the dealership:
 - Tents: Tents shall be allowed as permitted by the Building Division and the Fire Department.
 - Other Promotional Activities: Other promotional activities including such activities as food carts, pony rides, children's bouncers, search lights, etc., to be setup on the dealer's property so as to not block the view of pedestrians or vehicles in the public right-of-way shall be allowed as permitted by Chapter 19.69, Temporary Use Regulations.

g. Prohibited Signing and Attention Attracting Devices:

- Except as allowed by Chapter 19.76, flags, pennants, "snow cone" style banners, sandwich boards, streamers, balloons larger than 18-inches, inflatable objects or statuary, roof top balloons and any other attention getting device not specifically listed in this section of the Sycamore Highlands Specific Plan are prohibited.

h. Non-Commercial Signs

- Generally non-Commercial signs are permitted wherever other signs are permitted and are subject to the same standards and total maximum allowances for a site of each sign type specified in this Specific Plan.

C. OPEN SPACE DEVELOPMENT STANDARDS

1. 133± acres, as shown in Figure III-1 are and shall be included within Sycamore Canyon Park. Ownership and maintenance responsibility for this property shall transfer to the City concurrent with the first phase of development according to the terms of the Development Agreement and the "Exchange Agreement" for Lochmoor Drive (under EP-020-956, EP-24-901 & EP-039-890) that accompanies the Sycamore Highlands Specific Plan.
2. In order to properly control access to Sycamore Canyon Park, fencing shall be provided by the developer where project roadways abut Sycamore Canyon Park.
3. The developer shall provide, subject to City review and approval, fencing between the Estates Lots and Sycamore Canyon Park to prevent uncontrolled access into Sycamore Canyon Park.

D. OTHER REQUIREMENTS

The developer shall comply with the conditions of approval on all cases filed with the City of Riverside to implement the Sycamore Highlands formerly Lusk-Highlander Specific Plan which includes but are not limited to the case numbers found on Table IV-2 , unless such conditions are modified in the future pursuant to adopted city procedure.



Reference Cases		
Case Number	Status	Comments
AX 056	Adopted 7/12/88 (Res. 16168)	
CU 045 878	Approved 4/20/89	Booster Pump Station
DA 001 856	Adopted 6/16/87 Expires 6/16/2007	Development Agreement
GP 013 856	Adopted 11/13/90 (Res. 17625)	Lusk Highlander Specific Plan
PD 007 856	Consolidated with PD-009-856	
PD 008 856	Expired 1/28/94	288 units on 18 vacant acres
PD 009 856	Expires 6/5/99	609 detached single family residential units on approximately 114 vacant acres
PD 001 978	Expires 11/20/99	272 apartments on 15.6 acres to supercede PD-008-856
PD 001 989	Expires 2/20/2001	528 apartments on 29 acres
PM 21168	Expires 6/5/2000	45.1 acres total acres, 24.6 as multi-family and 20.5 as commercial
PM 28390	Expires 1/3/99	172 acres into two parcels
PM 28919	Expires 2/20/2001	38.54 acres into three parcels
RZ 028 856	Superceded by RZ-055-878	R-1-65, R-1-80 & RC to R-1-130
RZ 029 856	Still active Expires with DA	R-1-65 & RC to R-1-65
RZ 030 856	Adopted 11/13/90 (ord. 5884) & 12/09/97 (ord. 6418)	R-1-65, RC & R-3 to R-1-65
RZ 031 856	Superceded by RZ-005-978	R-1-65, RC, R-3 & RO to R-3
RZ 032 856	Superceded by RZ-003-989	R-1-65, R-3, RO & C-1-A to C-1-A & R-3

Table IV — 2: *Specific Plan Case History*

Reference Cases

Case Number	Status	Comments
RZ 055 878	Still active Expires with DA	RC, R-1-65 & R-1-80 to RC & R-1-130
RZ 002 934	Introduced 6/7/94 Expired 4/12/96	R-3 & RO to C-1-A & R-3/C-2 & C-1-A to C-3
RZ 008 967	Adopted 12/16/97	To add the SP Overlay Zone
RZ 005 978	Adopted 9/22/98	R-1-65, R-3 & RO to R-3-20-S-3 to supercede RZ-031-856
RZ 003 989	Introduced 10/20/98	R-3, RO, C-1-A, and SP to C-2-S-1-X-20-SP and R-3-20-SP
SP 004 856	Adopted 11/13/90 (Res. 17626)	Revised the types of single family residences to be constructed and the provisions of the school facility.
SP 002 878	Adopted 11/13/90 (Res. 17627)	Relocation of the water reservoir and booster station, removal of the Very Low Density Residential "A" on 2 acres situated at the southwesterly corner of Fair Isle Drive and Lochmoor Drive and placement of this property in the Large Public and Institutional land use designation.
SP 007 912	Withdrawn	
SP 001 934	Adopted 12/10/96 (Res. 19019)	At the southeasterly corner of Fair Isle Drive and Box springs Boulevard the boundaries of specific plan were amended and the Visitor Commercial and Retail Business and Office designations were deleted and replaced with the Retail Business and Office and Visitor Commercial designations in a different configuration.
SP 001 967	Adopted 10/21/97 (Res. 19186)	Deletion of the school facility from the specific plan, changed the name to Sycamore Highlands, increased the number of estate residential lots from 48 to 61.

Reference Cases		
Case Number	Status	Comments
SP 002 989	Adopted 1/26/99 (Res. 19427)	Redesignated the property at the southwest corner of Fair Isle Drive and Sycamore Canyon Boulevard by decreasing the size of the commercial site from approximately 17.4 acres to 7.5 acres and increasing the size of the multi-family residential site from 24.5 acres to 29 acres with a public street separating the two sites.
SP 006 990	Adopted 9/5/00 (Res.)	The addition of the 11.7 acre Raceway Ford site to the Specific Plan to facilitate expansion of the dealership and the establishment of special signing and event standards.
TM 21166	Expires 6/5/2000	72 acres with 43 lots of single family residential and a 18.2 acre neighborhood park site
TM 21167	Recorded 5/05/98	27 acres with 81 lots single family residential
TM 22061	Expired 5/20/98	18 acres to one lot and air space condos
TM 22408	Expired 6/5/99	114 acres to 609 lots for residential and condos
TM 22408 1	Recorded 11/16/90	
TM 22408 2	Recorded 12/09/97	
TM 22408 3	Recorded 12/18/97	
TM 22408 4	Recorded 10/28/98	
TM 22408 5	Expires 6/5/99	
TM 22408 6	Expires 6/5/99	
TM 22408 7	Recorded 9/16/98	
TM 23321	Case Withdrawn	265 acres into 13 lots for phasing purposes
VR 090 878	Approved 2/13/96	Monument Signs at Fair Isle Drive and Sycamore Canyon Boulevard

Case history as of January 1999. Various Parcel Map Waivers, Lot Consolidations, Single Family Variances, Design Review, Conditional Use Permits and Environmental cases have also been filed on properties within the specific plan boundaries.

D:\SYCAMO-1\TEXT\HIGH2.AMD





C124923711